



**74 WIMBORNE AVENUE, REDHILL, SURREY, RH1 5AG**  
**£450,000**  
**FREEHOLD**

**\*\*\* WELL PRESENTED AND SPACIOUS 1930'S BUILT HOUSE, IN A POPULAR LOCATION CLOSE TO PUBLIC TRANSPORT \*\*\***

This bay fronted, terraced house is situated in a popular residential street to the south of Redhill, within easy reach of local shops, schools and some lovely public green spaces.

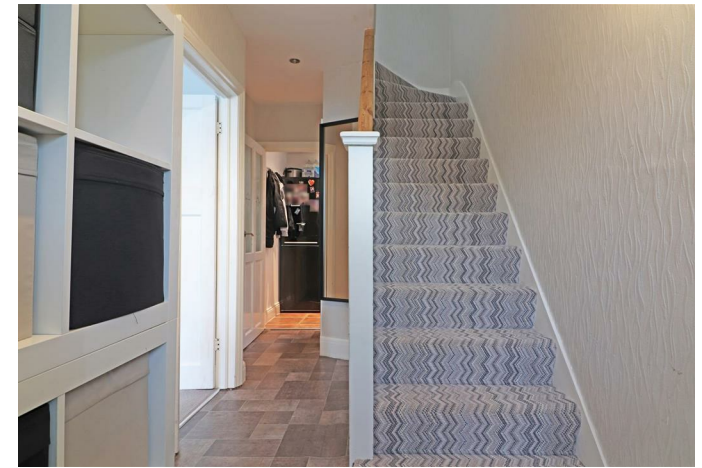
Through the front door there is a generous entrance hall with storage under the stairs, a WC and a very handy utility room. To the front of the house is living room with a double glazed bay window. You have a separate fitted kitchen complete with underfloor heating, and a dining room which has double doors to the rear garden. Upstairs there is a landing with loft access, two spacious double bedrooms, a good size single bedroom, and a well appointed shower room with under floor heating and automatic sensor lighting.

Outside there is a private driveway offering off road parking, and you have a covered side access. The rear garden is good size, measuring around 70ft, and has a patio area abutting the house, an Astroturf space and a raised deck to the rear. In addition, there is a large outbuilding at the foot of the garden, which benefits from power and light.

Nearby there are a selection of local shops, including some food outlets and a Little Waitrose within the Shell petrol garage.

- WELL PRESENTED
- LOUNGE
- EXTENDED DOWNSTAIRS
- LARGE OUTBUILDING
- COUNCIL TAX BAND: C
- THREE BEDROOMS
- KITCHEN AND UTILITY ROOM
- UPSTAIRS SHOWER ROOM
- OFF ROAD PARKING
- EPC RATING: C





**ROOM DIMENSIONS:**

**ENTRANCE HALL**  
16'3 x 5'7 (4.95m x 1.70m)

**CLOAKROOM**  
3'3(max) x 3'0 (0.99m(max) x 0.91m)

**LOUNGE**  
11'11 x 11'1 (3.63m x 3.38m)

**DINING ROOM**  
12'0 x 11'8 (3.66m x 3.56m)

**KITCHEN**  
9'11 x 9'10 (3.02m x 3.00m)

**UTILITY ROOM**  
6'10 x 4'7 (2.08m x 1.40m)

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**  
12'5(max) 10'5(min) x 11'4 (3.78m(max) 3.18m(min) x 3.45m)

**BEDROOM TWO**  
11'3 x 10'0 (3.43m x 3.05m)

**BEDROOM THREE**  
7'5 x 7'5 (2.26m x 2.26m)

**SHOWER ROOM**  
7'3 x 5'3 (2.21m x 1.60m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**70FT GARDEN**

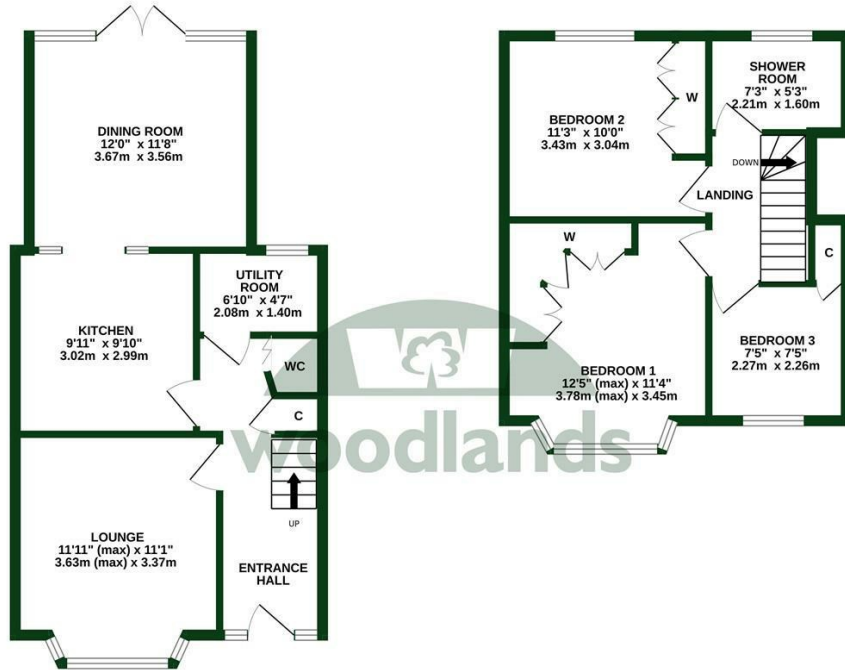
**OFF ROAD PARKING**



GROUND FLOOR  
496 sq.ft. (46.1 sq.m.) approx.

Total Floor Area 883 sq ft (82.1 sq m) approx

1ST FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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