



  
**woodlands**  
01737 771777  
**for sale**  
[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)



**25 NASH DRIVE, REDHILL, SURREY, RH1 1LH**

**£440,000**

**FREEHOLD**

**\*\*\* SPACIOUS TOWN HOUSE LOCATED CLOSE TO REDHILL TOWN AND STATION, WITH PARKING AND AN INTEGRAL GARAGE \*\*\***

This two/three bedroom property is situated in a cul de sac only a short walk from Redhill's bustling town centre.

On the ground floor there is an entrance hall with a cloakroom, a door into the integral garage. At the rear there is a garden room or potential third bedroom, and a store room off the garage, both of which have doors opening to the garden. On the first floor there is a bright landing area, a generous size modern kitchen to the front, with a range of integrated appliances, some of which are new and unused. You also have a large, open plan living space, with a double glazed window at the rear and stairs to the second floor. You have two bedrooms on the top floor, one of which being very spacious and has been converted into two bedrooms in other houses of this design. There is also loft access and a family bathroom.

To the front there is off road parking, a custom built bin store, and an up and over door to the tandem garage. At the rear you have a west facing garden, which measure around 25ft, and is low maintenance.

Redhill train station is a mere half a mile away, and offers an impressive range of service to central London, Guildford, Reading, Gatwick and Tonbridge. Within the town centre there is a regular local market, shopping centre, Sainsburys superstore, multi screen cinema complex and a number of pubs, restaurants and coffee shops.

- |                                |                             |
|--------------------------------|-----------------------------|
| ■ <b>SPACIOUS TOWN HOUSE</b>   | ■ <b>NO CHAIN</b>           |
| ■ <b>MODERN KITCHEN</b>        | ■ <b>TWO/THREE BEDROOMS</b> |
| ■ <b>INTEGRATED APPLIANCES</b> | ■ <b>OFF ROAD PARKING</b>   |
| ■ <b>GARAGE</b>                | ■ <b>CLOSE TO TOWN</b>      |
| ■ <b>COUNCIL TAX BAND: E</b>   | ■ <b>EPC RATING: D</b>      |





#### ROOM DIMENSIONS:

##### ENTRANCE HALL

16'11 x 6'2 (5.16m x 1.88m)

##### CLOAKROOM

6'7 x 2'9 (2.01m x 0.84m)

##### GARDEN ROOM/BEDROOM THREE

9'6 x 8'10 (2.90m x 2.69m)

##### STORE ROOM

9'9 x 5'3 (2.97m x 1.60m)

#### FIRST FLOOR

##### LOUNGE/DINING ROOM

18'3 x 15'1 (5.56m x 4.60m)

##### KITCHEN

9'11 x 8'6 (3.02m x 2.59m)

#### SECOND FLOOR

##### LANDING

##### BEDROOM ONE

15'1 x 11'0 (4.60m x 3.35m)

##### BEDROOM TWO

15'1 x 8'7 (4.60m x 2.62m)

##### BATHROOM

6'4 x 6'3 (1.93m x 1.91m)

##### GAS WARM AIR HEATING

##### DOUBLE GLAZED WINDOWS

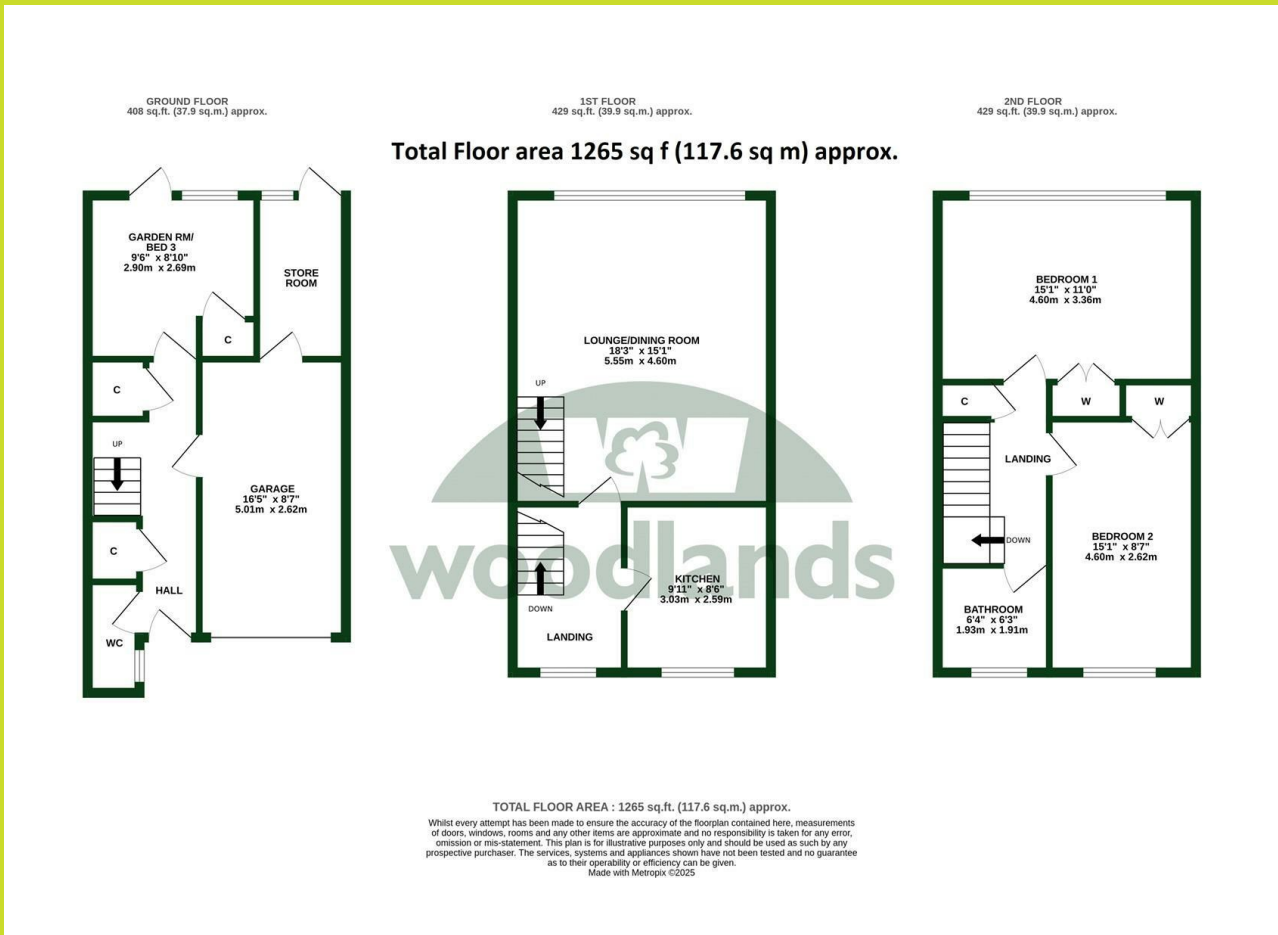
##### REAR GARDEN

##### GARAGE

16'5 x 8'7 (5.00m x 2.62m)

##### OFF ROAD PARKING FOR ONE CAR





woodlands

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rightmove

Zoopla

The Property Ombudsman

tsi  
APPROVED CODE  
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propertymark

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         | 80                         |
| (55-68) D                                   | 61      |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

To view this property please call 01737 771777

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