



23 GARIBALDI ROAD, REDHILL, SURREY, RH1 6PB
OFFERS OVER £525,000
FREEHOLD

***** BEAUTIFULLY PRESENTED, END TERRACE HOUSE IN A QUIET CUL DE SAC LOCATION OPPOSITE REDHILL COMMON *****

This three bedroom home has been lovingly remodeled and updated by the current owners to provide a superb living space flow and a pretty cottage garden.

Through the front door you have a dual aspect living space that also has French doors to a courtyard, beyond this room there is a large, mostly open area that has a family room, dining room and a stylish kitchen which overlooks, and has a door to, the rear garden. On the first floor you have a contemporary bathroom and three bedrooms, the largest of which is a bright double aspect room. Off of bedroom three you have stairs leading to a loft room which has a Velux window.

At the front of the house there is an off road parking space with the additional benefit of an EV charging point. To the rear there is a lovely walled, cottage garden that has a courtyard area, with steps up to a lawn and a stone outbuilding.

Nearby there are a couple of local pubs, shops and Redhill Common is right on your doorstep. Redhill town centre and mainline train station can be found around a 15 minute walk away. Within the town centre there is a range of shops and amenities, including a new multi screen cinema and leisure complex, a Sainsburys superstore, a 24 hour gym, and excellent train links to central London, Brighton, Guildford, Reading and Tonbridge.

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|------------------------|----------------------|
| ■ GREAT LOCATION | ■ CUL DE SAC |
| ■ BRIGHT LIVING SPACE | ■ THREE BEDROOMS |
| ■ FIRST FLOOR BATHROOM | ■ WEST FACING GARDEN |
| ■ OFF ROAD PARKING | ■ EV CHARGER |
| ■ COUNCIL TAX BAND: D | ■ EPC RATING: D |





ROOM DIMENSIONS:

FRONT DOOR

LOUNGE

14'6 x 9'5 (4.42m x 2.87m)

FAMILY ROOM

12'0 x 11'0 (3.66m x 3.35m)

DINING ROOM

12'11 x 11'10 (3.94m x 3.61m)

KITCHEN

11'5 x 8'1 (3.48m x 2.46m)

FIRST FLOOR

LANDING

BEDROOM ONE

14'8 x 9'3 (4.47m x 2.82m)

BEDROOM TWO

12'2 (max) x 8'1 (3.71m (max) x 2.46m)

BEDROOM THREE

11'11 x 5'5(min) (3.63m x 1.65m(min))

BATHROOM

7'0 x 5'5 (2.13m x 1.65m)

SECOND FLOOR

LOFT ROOM

12'0 x 7'11 (3.66m x 2.41m)

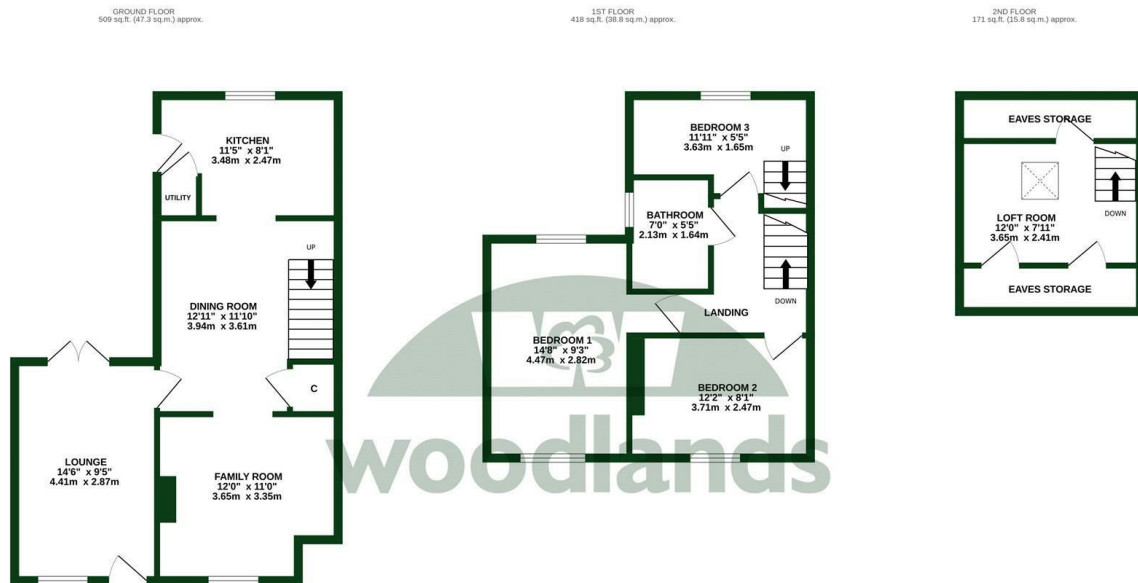
GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

35FT REAR GARDEN

OFF ROAD PARKING FOR ONE CAR WITH EV CHARGER





TOTAL FLOOR AREA : 1098 sq.ft. (102.0 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		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(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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