woodlands

62 WORDSWORTH MEAD, REDHILL, SURREY, RH1 1AJ
£490,000
FREEHOLD

*** MODERN THREE BEDROOM HOME WITH A WALK-IN WARDROBE CLOSE TO TOWN CENTRE AND TRAIN STATION ***

Situated in the sought after Wordsworth Mead cul-de-sac, this delightful family home is presented in excellent condition and is easily accessible to local schools, the town centre and Redhill train station.

Presented in good condition throughout with neutral colour schemes, double glazed windows and gas central heating. Once inside, the house has a useful downstairs wc and a bright dual aspect 15ft living room. To the rear is an open plan modern kitchen/diner with a fitted white gloss contemporary kitchen and patio doors out to the enclosed private garden.

Upstairs the master bedroom has been fitted with a walk in wardrobe offering plenty of storage space hidden away behind mirrored doors. There are two further bedrooms and a family bathroom giving plenty of space for the growing family.

Outside the delightful walled rear garden, has a patio area, lawn and mature climbers and shrubs. At the rear of the garden is a door into the garage which could be utilitised for cars, garden storage or converted (subject to consent). In addition to the garage, the property has two allocated parking spaces, one in front of the garage and one in the parking area.

A viewing is highly recommended. Call Woodlands now to arrange yours!

- **END TERRACE**
- **MODERN KITCHEN/DINER**
- **WALK IN WARDROBE**
- **GARAGE AND PARKING**
- **COUNCIL TAX BAND: D**
- **THREE BEDROOMS**
- **DOWNSTAIRS WC**
- **WALLED GARDEN**
- **CLOSE TO TOWN AND STATION**
- **EPC RATING: C**

ROOM DIMENSIONS:

ENTRANCE HALL

CLOAKROOM
3'6 x 3'3 (1.07m x 0.99m)

LOUNGE
15'0 x 9'10 (4.57m x 3.00m)

KITCHEN/DINER
15'0 (max) x 12'0 (max) (4.57m (max) x 3.66m (max))

FIRST FLOOR

LANDING

BEDROOM ONE
15'0 x 10'0(max) (4.57m x 3.05m(max))

BEDROOM TWO
9'10 x 8'0 (3.00m x 2.44m)

BEDROOM THREE
9'2 x 6'7 (2.79m x 2.01m)

BATHROOM
7'11 x 4'9 (2.41m x 1.45m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

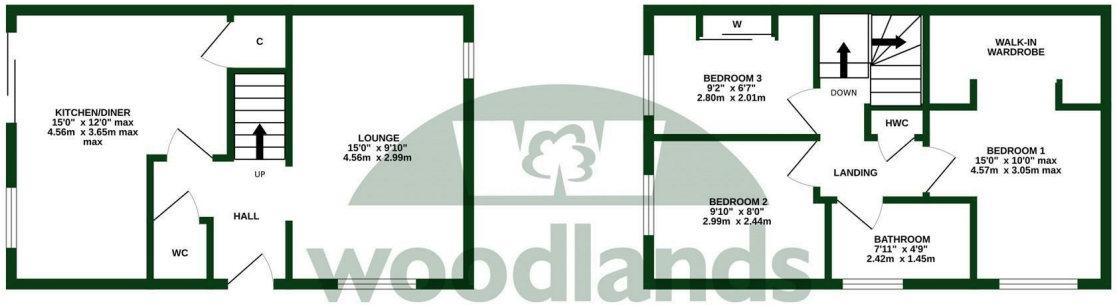
30FT REAR GARDEN

GARAGE

OFF ROAD PARKING FOR TWO CARS

GROUND FLOOR
374 sq.ft. (34.8 sq.m.) approx.

1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq ft (69.5 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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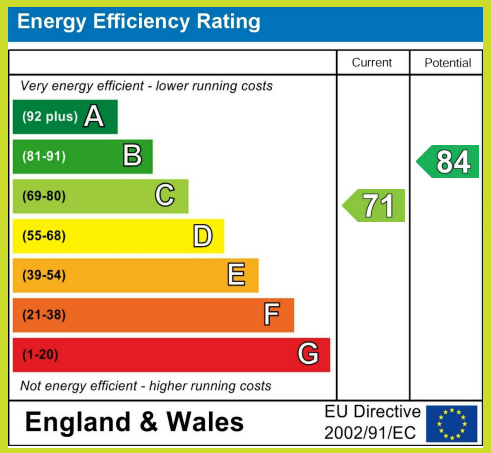

To view this property please call 01737 771777

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