



**14 COLESMEAD ROAD, REDHILL, SURREY, RH1 2EW**  
**GUIDE PRICE £425,000**  
**FREEHOLD**

**\*\*\* EXTENDED THREE BEDROOM END TERRACE HOUSE WITH A GOOD SIZE GARDEN AND HARDSTANDING TO THE FRONT \*\*\***

Situated in a convenient location only a mile to the north of the thriving commuter town of Redhill, this three bedroom house has been the subject of many improvements yet still offers further scope.

Through the front door there is an entrance hall with stairs to the first floor and a door to the living space. To the front there is a lounge that has a double glazed window to the front and cupboard under the stairs. To the rear you have a spacious open plan room that comprises of a dining and kitchen area with direct access to the rear garden and a door to the downstairs bathroom. Upstairs there is a landing with loft access and a double glazed window to the side, you have three bedrooms, the larger of which has extensive fitted wardrobes and an en-suite shower room.

Outside, there is a hardstanding to the front which, subject to the usual permission, you would be able to drop the kerb and allow official off road parking for a couple of cars. There is a wide side access with twin gates, which leads to an 80ft back garden, that is mostly laid to lawn with a raised patio, shed and fenced boundaries.

Nearby there are a couple of handy local stores for those essentials, you also have the benefit of a number of highly regarded schools for a mix of ages within a short walk. At the end of the road there is a bus stop providing access to Redhill and Croydon, Redhill town centre also offers a great range of shops and superb rail links into London.

- NO CHAIN
- LOUNGE
- DOWNSTAIRS BATHROOM
- 80FT GARDEN
- COUNCIL TAX BAND: C
- THREE BEDROOMS
- EXTENDED KITCHEN
- ENSUITE SHOWER ROOM
- PARKING HARDSTANDING
- EPC RATING: C





**ROOM DIMENSIONS:**

**ENTRANCE HALL**

**LOUNGE**

14'4 x 12'5 (4.37m x 3.78m)

**KITCHEN/DINING ROOM**

18'0 x 17'7 (5.49m x 5.36m)

**BATHROOM**

9'6 x 5'9 (2.90m x 1.75m)

**BEDROOM ONE**

10'3 x 8'7 (3.12m x 2.62m)

**ENSUITE SHOWER ROOM**

4'10 x 4'6 (1.47m x 1.37m)

**BEDROOM TWO**

10'0 x 7'10 (3.05m x 2.39m)

**BEDROOM THREE**

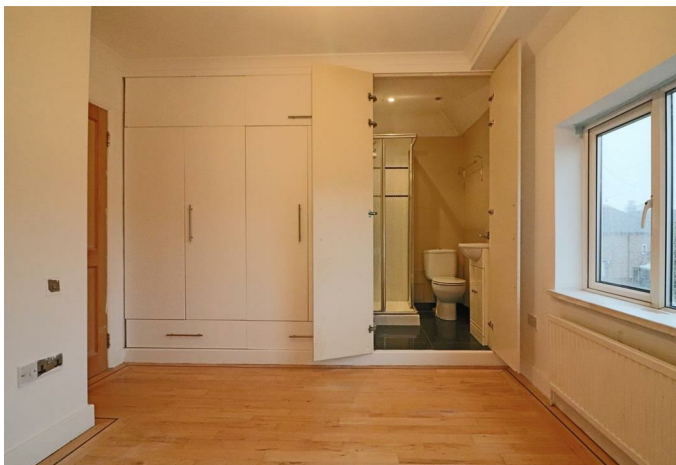
9'4 x 7'0 (2.84m x 2.13m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

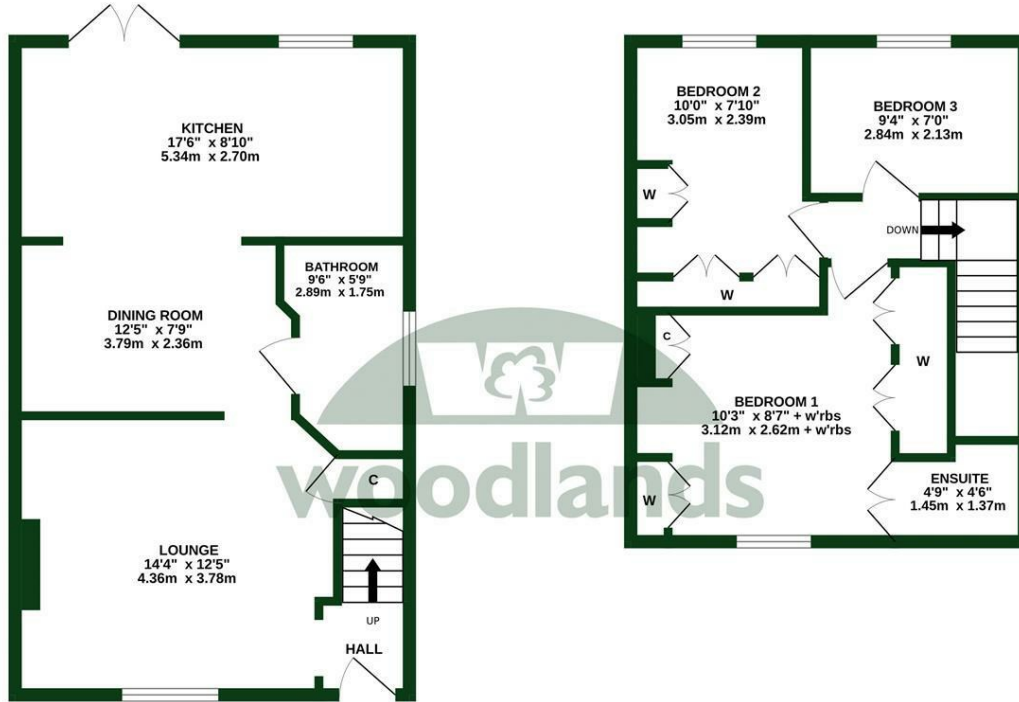
**REAR GARDEN**

**HARDSTANDING FOR TWO CARS**



GROUND FLOOR  
504 sq.ft. (46.9 sq.m.) approx.

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



TOTAL FLOOR AREA: 891 sq.ft. (82.8 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			84
(81-91) B		69	
(69-80) C			
(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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