



Recycle & Reuse
RESIDUAL COUNCIL
Residual Marketing - Quality - Progress



THE COTTAGE, 2A WILTON ROAD, REDHILL, SURREY, RH1 6QR

£280,000

FREEHOLD

***** EXCEPTIONALLY RARE, DETACHED ONE BEDROOM HOUSE WITH A PRIVATE GARDEN AND DRIVEWAY *****

Tucked away in a convenient yet private position, this charming and individual one-bedroom detached house offers a rare opportunity for buyers seeking something a little different, all within easy reach of Redhill town centre.

The property also has the huge benefit of being freehold, which at this price is almost unheard of!

Through the front door you have is a split level entrance hall, on the ground floor there is a bright, open plan space that comprises living and kitchen areas, with direct access to the private garden, power operated Velux windows and under floor heating. In addition there is a door to a very handy utility and downstairs WC. Upstairs you have a double bedroom with a fitted wardrobe, an en-suite shower room and both Velux and a double glazed window to the rear. To the front you have off road parking for one to two cars and a bin store. There is a side access which leads to the rear garden, which is a decked courtyard that has high fenced boundaries and a rear gate opening onto Brook Road.

Redhill town centre is only half a mile away, and offers a great range of shops and amenities, including mainline trains to London, Guildford, Reading and Gatwick, a 24 hour gym, leisure centre, shopping centre and the highly popular Light cinema complex, which has a superb range of activities. In addition there are a number of local shops a couple of minutes walk, including a 24 hour petrol station with an M&S local, and a selection of food outlets.

- **DETACHED HOUSE**
- **OPEN PLAN DESIGN**
- **BEDROOM AND ENSUITE**
- **OFF ROAD PARKING**
- **COUNCIL TAX BAND: C**
- **FREEHOLD**
- **UTILITY AND WC**
- **PRIVATE GARDEN**
- **NO CHAIN**
- **EPC RATING: C**





ROOM DIMENSIONS:

ENTRANCE HALL

LOUNGE/KITCHEN/DINER

9'2" x 29'4" (2.79m x 8.94m)

UTILITY ROOM/W.C

5'7" max x 5'9" max (1.70m max x 1.75m max)

FIRST FLOOR

DOUBLE BEDROOM

9' x 10' (2.74m x 3.05m)

EN-SUITE SHOWER ROOM

3'5" x 7' (1.04m x 2.13m)

OUTSIDE

OFF ROAD PARKING TO THE FRONT

PRIVATE REAR GARDEN

GAS FIRED CENTRAL HEATING

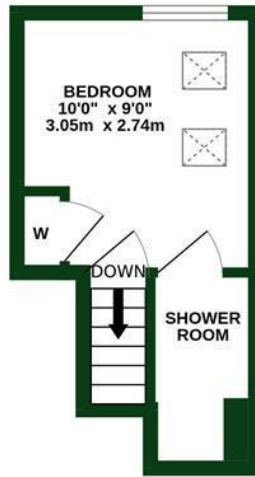
DOUBLE GLAZED WINDOWS



GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR
134 sq.ft. (12.5 sq.m.) approx.



TOTAL FLOOR AREA: 474 sq.ft (44.0 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 is given as to their operability or efficiency can be given.
Made with Metropix ©2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	78	
(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	

To view this property please call 01737 771777

www.woodlands-estates.co.uk

These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.