



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.

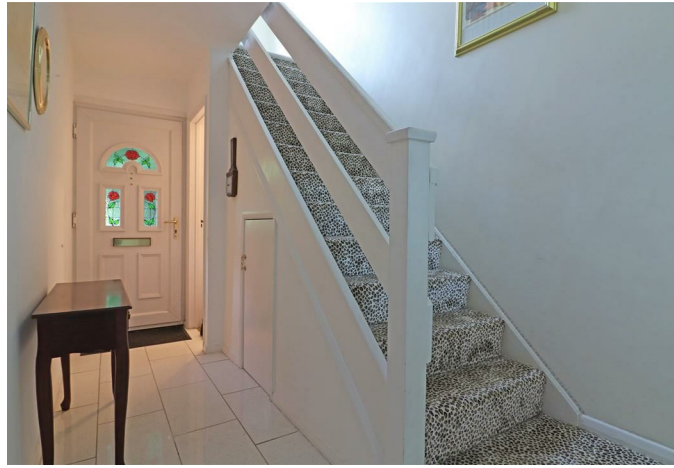
On the ground floor there is an entrance hall with a cloakroom, a door into the integral garage. At the rear there is a garden room or potential third bedroom, and a store room off the garage, both of which have doors opening to the garden. On the first floor there is a bright landing area, a generous 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.

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





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

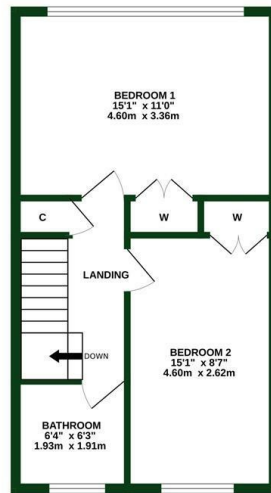
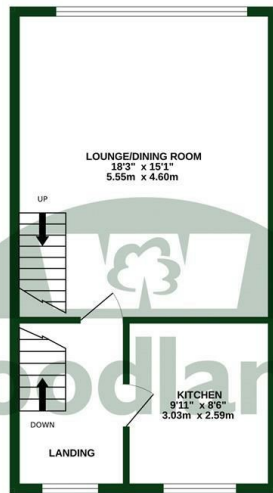
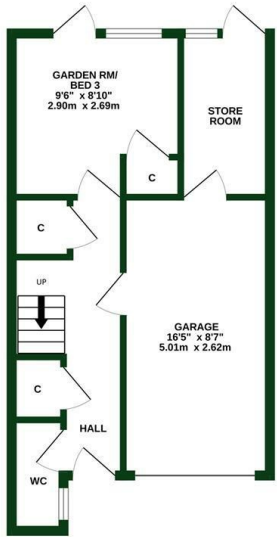


GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.

1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.

2ND FLOOR
429 sq.ft. (39.9 sq.m.) approx.

Total Floor area 1265 sq f (117.6 sq m) approx.



TOTAL FLOOR AREA : 1265 sq.ft. (117.6 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C	61	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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