



**62 WORDSWORTH MEAD, REDHILL, SURREY, RH1 1AJ  
OFFERS IN EXCESS OF £475,000  
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 utilised 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**

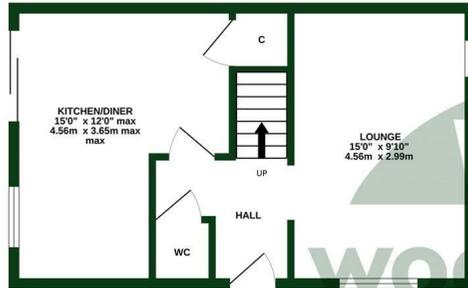
**30FT REAR GARDEN**

**GARAGE**

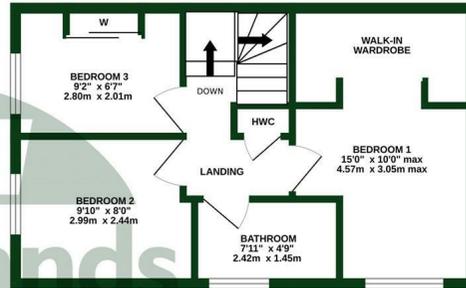
**OFF ROAD PARKING FOR TWO CARS**



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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			84
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

To view this property please call 01737 771777

[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)

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