



**45 PARK VIEW ROAD, REDHILL, SURREY, RH1 5DW**

**£400,000**

**FREEHOLD**

**\*\*\* NO CHAIN \*\*\***

**\*\*\* TERRACED HOUSE IN A CUL DE SAC LOCATION WITH WONDERFUL VIEWS, PARKING AND A GARAGE \*\*\***

This late 1960's built home is in a quiet spot, just a short walk from local shops and Salfords mainline train station.

Through the front door there is an entrance hall with a downstairs WC. You have a good size kitchen which looks out to the front, then at the rear there is a lounge/dining room, with storage under the stairs and a sliding doors to the rear garden. On the first floor there is a generous principal bedroom with built in wardrobes, then you have a family bathroom and two further bedrooms which both offer excellent westerly views over fields.

Outside there is off road parking and a lawn garden to the front, in addition to an attached garage with an up and over door to the front as well as a pedestrian access door. To the rear there is a low maintenance patio garden, which has a westerly aspect and measures around 40ft. You have the additional benefit of a rear gate that opens onto a beautifully maintained shared garden area.

There are a range of local shops on the Brighton Road, which is only 120 yards away and accessible via a very handy footpath. In addition, there are bus route to either Redhill or Horley town centres, and you are only a third of a mile from Salfords train station, which offers direct trains to central London and Gatwick airport.

- |                        |                      |
|------------------------|----------------------|
| ■ CUL DE SAC           | ■ THREE BEDROOMS     |
| ■ LOUNGE/DINING ROOM   | ■ KITCHEN            |
| ■ FIRST FLOOR BATHROOM | ■ PARKING AND GARAGE |
| ■ WEST FACING GARDEN   | ■ STATION NEARBY     |
| ■ COUNCIL TAX BAND: D  | ■ EPC RATING: D      |





#### ROOM DIMENSIONS:

##### ENTRANCE HALL

13'6 (max) x 5'11 (max) (4.11m (max) x 1.80m (max))

##### CLOAKROOM

5'10 x 2'6 (1.78m x 0.76m)

##### LOUNGE/DINING ROOM

17'10 x 15'3 (5.44m x 4.65m)

##### KITCHEN

11'8 x 8'11 (3.56m x 2.72m)

##### FIRST FLOOR

##### LANDING

##### BEDROOM ONE

15'3 x 9'1 (4.65m x 2.77m)

##### BEDROOM TWO

13'7 x 8'5 (4.14m x 2.57m)

##### BEDROOM THREE

10'5 x 6'6 (max) (3.18m x 1.98m (max))

##### BATHROOM

8'5 x 4'8 (2.57m x 1.42m)

##### GAS WARM AIR HEATING

##### DOUBLE GLAZED WINDOWS

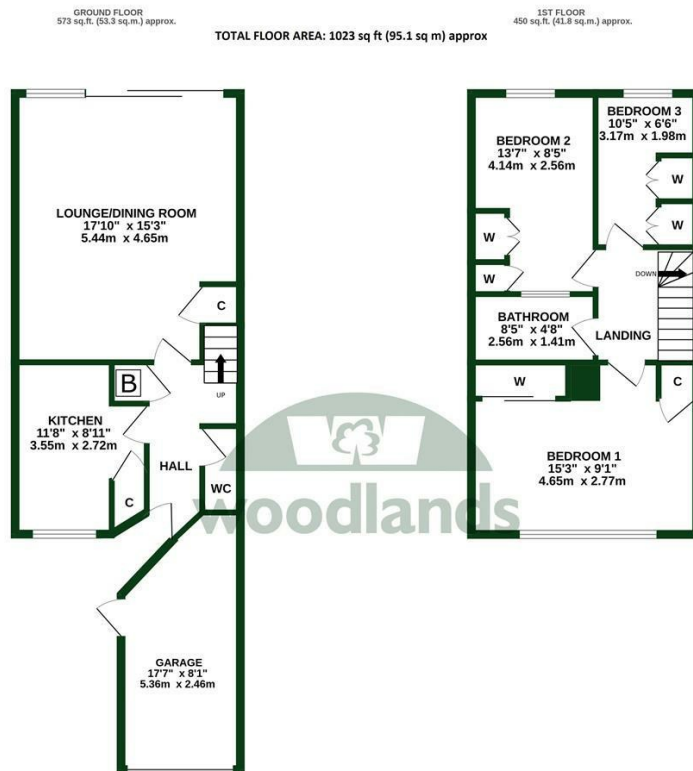
##### 40FT REAR GARDEN

##### GARAGE

17'7 x 8'1 (5.36m x 2.46m)

##### OFF ROAD PARKING FOR ONE CAR





**TOTAL FLOOR AREA : 1023 sq.ft. (95.1 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 misstatement. This plan is for guidance 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.

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#### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 86        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 66                      |           |
| (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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