



22 KEATS AVENUE, REDHILL, SURREY, RH1 1AG

£385,000

FREEHOLD

***** NO CHAIN *****

***** LOCATED IN A QUIET SPOT ONLY A SHORT WALK FROM REDHILL TOWN AND STATION *****

This well presented, two bedroom house is situated in a popular location less than half a mile from Redhill train station, making it a superb choice for anyone wanting to commute or merely just enjoy easy access to central London.

Through the front door there is an entrance hall, you have a separate fitted kitchen with a window to the front, then at the rear there is a lounge/dining room, which has direct access to the south facing garden. Upstairs you have two double bedrooms, both with extensive fitted wardrobes, a modern bathroom and a landing with loft access.

To the front there are two allocated parking spaces, then at the rear you have a 40ft, south facing garden with both patio and lawn areas.

In addition to the superb train links, Redhill has extensive bus routes, connecting you to Croydon, Horley, Crawley and Godstone.

Redhill town centre itself benefits from a wide range of shops and amenities, including a shopping centre, multi screen cinema complex, regular local market and a selection of pubs and restaurants.

- **NO CHAIN**
- **LOUNGE/DINING ROOM**
- **TWO DOUBLE BEDROOMS**
- **SOUTH FACING GARDEN**
- **COUNCIL TAX BAND: D**
- **POPULAR LOCATION**
- **SEPARATE KITCHEN**
- **MODERN BATHROOM**
- **OFF ROAD PARKING X 2**
- **EPC RATING: D**





ROOM DIMENSIONS:

ENTRANCE HALL
5'10 x 5'0 (1.78m x 1.52m)

LOUNGE/DINING ROOM
15'7 x 11'8 (4.75m x 3.56m)

KITCHEN
9'10 x 6'0 (3.00m x 1.83m)

FIRST FLOOR

LANDING
6'0 x 5'9 (1.83m x 1.75m)

BEDROOM ONE
9'8+wardrobes x 10'2 (2.95m+wardrobes x 3.10m)

BEDROOM TWO
9'7+wardrobes x 9'3 (2.92m+wardrobes x 2.82m)

BATHROOM
5'10 x 5'6 (1.78m x 1.68m)

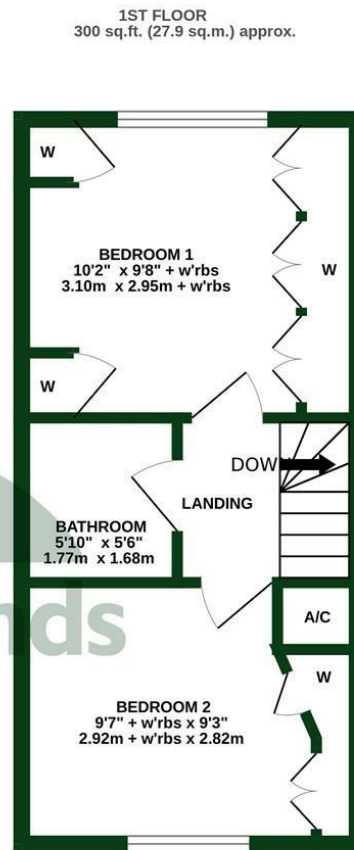
ELECTRIC AND OIL RADIATORS

DOUBLE GLAZED WINDOWS

SOUTH FACING GARDEN

OFF ROAD PARKING FOR TWO CARS





TOTAL FLOOR AREA : 593 sq.ft. (55.1 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 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		
(81-91) B		89
(69-80) C		
(55-68) D	67	
(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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