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143 GARLANDS ROAD, REDHILL, SURREY, RH1 6NY

£375,000

FREEHOLD

Characterful, end terrace house with off road parking and a courtyard garden, located within a short walk of Redhill town and station.

Situated close to local shops and only half a mile from the town centre, this two bedroom house would make a perfect starter home and has the benefit of being offered with no onward chain.

To the side of the house is the main door, with an entrance lobby. There are two reception rooms, the living room has a bay window to the front, and the dining room has an understairs storage recess and an opening to a fitted kitchen. Off the kitchen you have the downstairs bathroom, and there is a door which opens out to the courtyard garden. Upstairs there is a landing with dressing area or possible study, and two double bedrooms.

To the front there is off road parking, and a side access leading to the main door and the gate through to an easy to maintain courtyard garden, complete with a timber shed.

At the top of Garlands Road there is a convenience store and a pharmacy, then within Redhill town you have a wide range of high street shops, as well as a shopping centre, multi screen cinema and leisure complex, some superb restaurants and direct transport connections to central London, Gatwick, Reading and Tonbridge.

- | | |
|--------------------------|--------------------|
| ■ CHARACTER HOME | ■ NO CHAIN |
| ■ LOUNGE AND DINING ROOM | ■ KITCHEN |
| ■ DOWNSTAIRS BATHROOM | ■ TWO BEDROOMS |
| ■ COURTYARD GARDEN | ■ OFF ROAD PARKING |
| ■ COUNCIL TAX BAND: C | ■ EPC RATING: E |





ROOM DIMENSIONS:

ENTRANCE LOBBY

LOUNGE

13'9 (into bay) x 10'11 (4.19m (into bay) x 3.33m)

DINING ROOM

10'11 x 10'10 (3.33m x 3.30m)

KITCHEN

10'9 x 5'10 (3.28m x 1.78m)

BATHROOM

5'7 x 5'4 (1.70m x 1.63m)

FIRST FLOOR

LANDING

BEDROOM ONE

11'8 x 10'11 (3.56m x 3.33m)

BEDROOM TWO

10'10 x 8'2 (3.30m x 2.49m)

DRESSING AREA

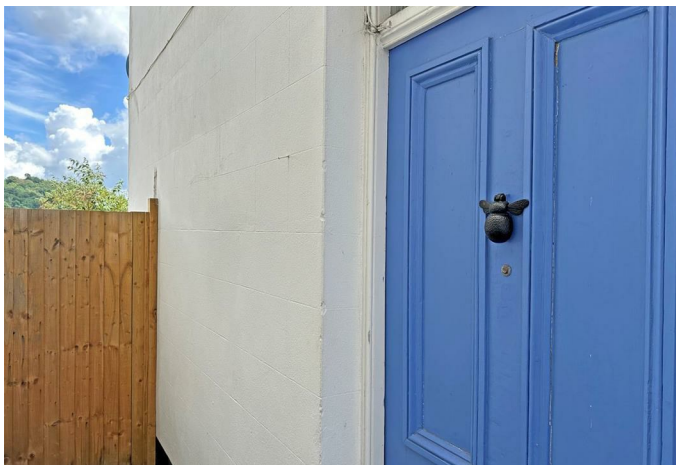
6'8 x 5'4 (2.03m x 1.63m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

COURTYARD GARDEN

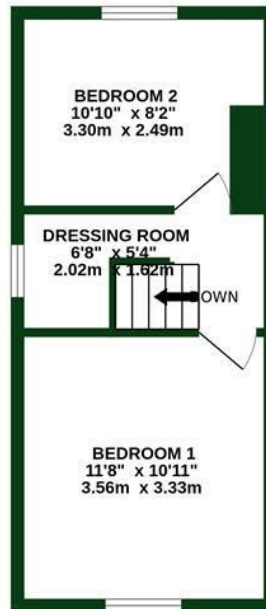
OFF ROAD PARKING FOR TWO CARS



GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
278 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.4 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	47	86
(81-91) B		
(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
		

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