



20 WOODSIDE WAY, SALFORDS, SURREY, RH1 5BD

£450,000

FREEHOLD

***** THREE BEDROOM SEMI DETACHED HOME REQUIRING FULL REFURBISHMENT *****

Woodlands are excited to bring you an opportunity to put your own stamp on this fabulous 3 bedroom semi-detached home in Salfords.

Requiring full refurbishment, this property is priced accordingly and is ready for the next family to make their own, new memories.

Through the front porch and into the downstairs hall, you will find a downstairs cloakroom under the stairs, along with a good sized lounge with a lovely double glazed bay window, a separate dining room, kitchen and a lean-to conservatory. Upstairs, there are 3 bedrooms, two of which are doubles, a bathroom and a separate WC.

Double glazed throughout and boasting a 90ft south facing garden and a detached garage, this property is a must see and we envisage that it will prove to be a very popular listing. Subject to planning, the plot is large enough to take an extension either to the side or the rear of the property.

Nearby, there are a few well stocked local shops and takeaways and it is very handily placed for access to both Horley and Redhill town centres. Salfords Station is also close by - which boasts good rail links into both London and the South.

N.B. This property has not yet been registered with the Land Registry and is therefore sold as "unregistered land".

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|-----------------------|------------------------------|
| ■ NO CHAIN | ■ SUPERB EXTENSION POTENTIAL |
| ■ SOUTH FACING GARDEN | ■ DRIVEWAY |
| ■ SCHOOLS NEARBY | ■ CLOSE TO SHOPS |
| ■ SEMI DETACHED HOUSE | ■ VIEWING HIGHLY ADVISED |
| ■ COUNCIL TAX BAND: D | ■ EPC RATING: E |





ROOM DIMENSIONS:

ENTRANCE HALL

DOWNSTAIRS WC

LOUNGE

14'0(into bay) x 12'7 (4.27m(into bay) x 3.84m)

DINING ROOM

11'9 x 11'5 (3.58m x 3.48m)

KITCHEN

9'4 x 8'4 (2.84m x 2.54m)

FIRST FLOOR

LANDING

BEDROOM ONE

15'0(into bay) x 11'11 (4.57m(into bay) x 3.63m)

BEDROOM TWO

11'9 x 10'3 (3.58m x 3.12m)

BEDROOM THREE

7'0 x 7'0 (2.13m x 2.13m)

BATHROOM

9'0 x 8'0 (2.74m x 2.44m)

GAS CENTRAL HEATING

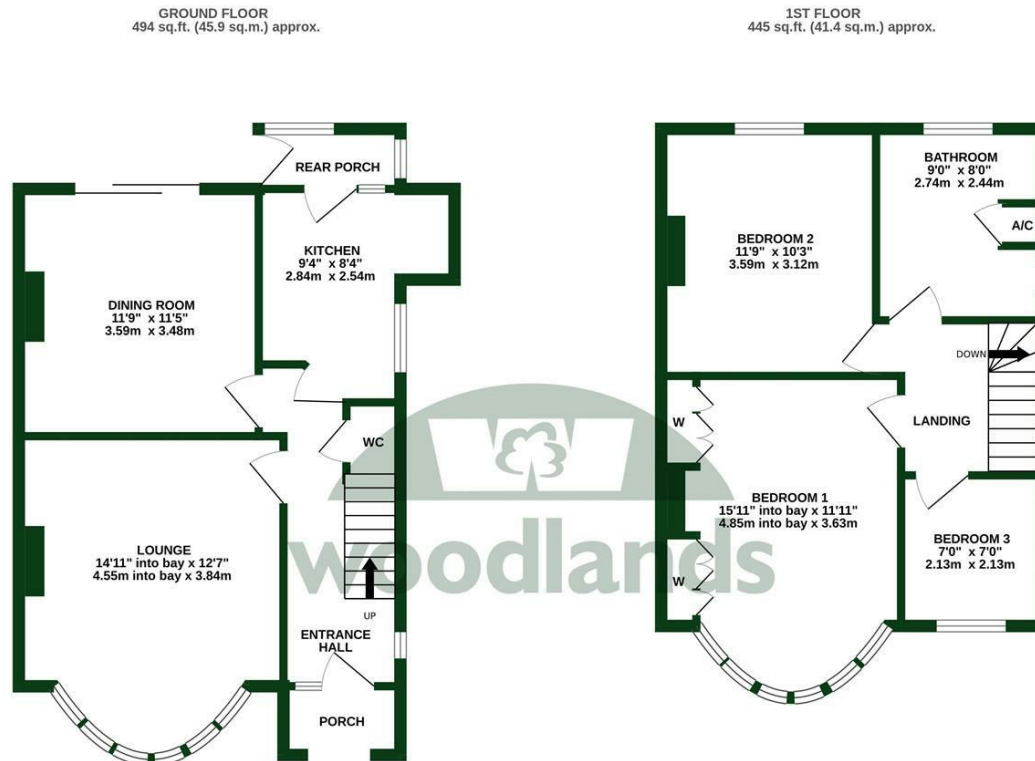
DOUBLE GLAZED WINDOWS

90FT REAR GARDEN

GARAGE

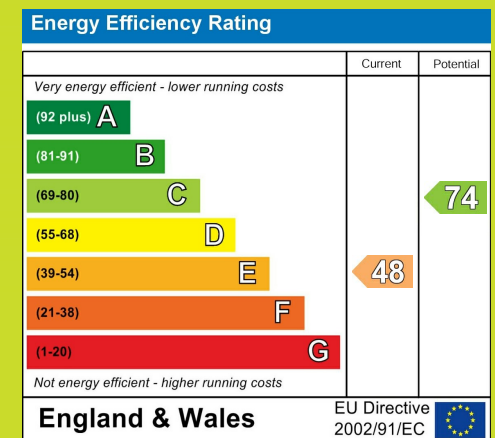
OFF ROAD PARKING





TOTAL FLOOR AREA: 939 sq.ft (87.3 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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