



8 MOSTYN TERRACE, REDHILL, SURREY, RH1 4DJ

**£440,000
FREEHOLD**

***** REFURBISHED, END OF TERRACE HOUSE IN A CUL DE SAC LOCATION
WITH OFF ROAD PARKING *****

The two double bedroom home has been fully refurbished by the current owner over the past decade, and offers well proportioned space over two floors, as well as a lovely rear garden and there is no onward chain.

Through the front door there is an entrance hall, with a door to a lounge that has a bay window and storage under the stairs. At the rear is a stylish kitchen/dining space, with a downstairs WC and double door opening to the rear garden. On the first floor there is a landing with loft access and a double glazed window to the side. Both bedrooms are good size doubles, with the larger bedroom having a large recess, perfect for a wardrobe. In addition, there is a spacious, four piece bathroom, that has a fitted shower as well as a bath, with a double glazed window to the rear.

To the front you have off road parking for one car, as well as a front garden area and a wide side access with a timber shed. At the rear there is a pleasant, 45ft garden, that has a westerly aspect, and benefits from both lawn and patio areas.

Nearby you have the benefit of a very handy local shop, ideal for all those daily essentials. There is a highly regarded school within walking distance, and you have access to either Redhill or Earlswood train station, both under a mile away and offering direct trains to central London.

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|--------------------------|-----------------------|
| ■ CONVENIENT LOCATION | ■ TWO DOUBLE BEDROOMS |
| ■ KITCHEN/BREAKFAST ROOM | ■ MODERN INTERIOR |
| ■ LARGE BATHROOM | ■ OFF ROAD PARKING |
| ■ 45FT GARDEN | ■ CUL DE SAC |
| ■ COUNCIL TAX BAND: C | ■ EPC RATING: D |





ROOM DIMENSIONS:

ENTRANCE HALL

4'2 x 3'0 (1.27m x 0.91m)

CLOAKROOM

4'8 x 3'2 (1.42m x 0.97m)

LOUNGE

14'3 x 12'5+bay (4.34m x 3.78m+bay)

KITCHEN/BREAKFAST ROOM

17'6 x 7'9 (5.33m x 2.36m)

FIRST FLOOR

LANDING

BEDROOM ONE

14'5 x 8'6+door recess (4.39m x 2.59m+door recess)

BEDROOM TWO

11'9 x 8'0 (3.58m x 2.44m)

BATHROOM

9'4 x 7'0 (2.84m x 2.13m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

45FT REAR GARDEN

OFF ROAD PARKING



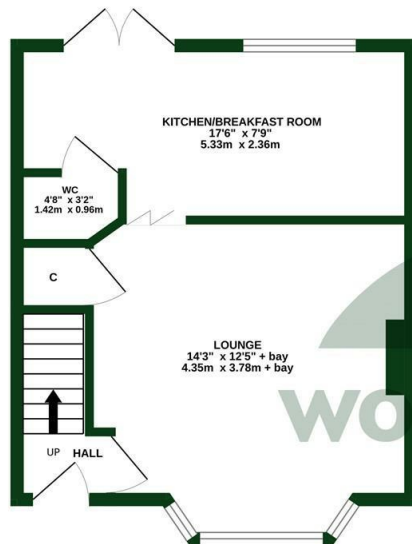


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

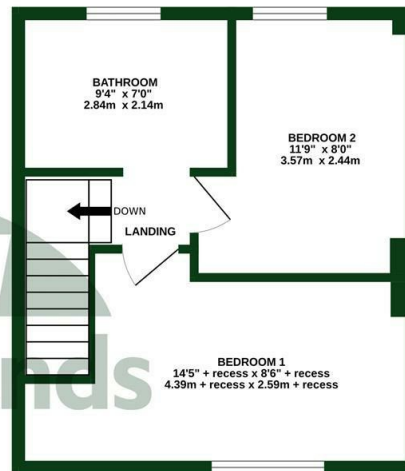
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GROUND FLOOR
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.0 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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