



**18 RIDGEWAY ROAD, REDHILL, SURREY, RH1 6PH  
OFFERS OVER £600,000  
FREEHOLD**

**\*\*\* ATTRACTIVE, DETACHED VICTORIAN HOME IN A HIGHLY DESIREABLE LOCATION OFFERING GREAT POTENTIAL \*\*\***

Offered for sale for the first time in over 60 years, this detached Victorian house benefits from having no onward chain and would make an absolutely superb project.

Through the front door you have an entrance porch, which in turns opens through to the hallway, where you have a door under the stairs that provides access to the cellar. There is a lounge to the front with a bay window, and a separate dining room overlooking the garden. To the rear you have a kitchen, with a rear lobby that contains a WC. On the first floor there is a split level landing with a double glazed window to the side, and three bedrooms, as well as a large family bathroom.

Outside, you have an off road parking space, as well as a raised, planted flower bed at the front. There is a covered side access way that leads you though to a lovely, 90ft rear garden, which faces just off west and has extensive lawn and patio areas, as well as a large brick outbuilding, and a smaller one at the foot of the garden.

At the top of Ridgeway Road you can walk straight over onto Redhill Common, which has extensive woodland, and green spaces, as well as some delightful, southerly views stretching out to Gatwick and beyond. There are a couple of independent local shops within a short walk, including the highly popular Deli on the Hill.

Redhill's bustling town centre can be found less than half a mile away, and offers a range of shops, both high street and within the Belfry centre, a Sainsburys superstore, regular local market within the main square, and a modern, multi screen cinema and leisure complex. In addition, Redhill has excellent train services to central London, Guildford, Reading, Gatwick and Tonbridge.

- **DETACHED HOME**
- **THREE BEDROOMS**
- **OFF ROAD PARKING**
- **CELLAR STORAGE**
- **COUNCIL TAX BAND: E**
- **GREAT POTENTIAL**
- **LARGE BATHROOM**
- **90FT GARDEN**
- **DESIRABLE LOCATION**
- **EPC RATING: E**





**ROOM DIMENSIONS:**

**ENTRANCE PORCH**  
4'6 x 4'1 (1.37m x 1.24m)

**ENTRANCE HALL**  
16'1 x 6'0 (4.90m x 1.83m)

**CLOAKROOM**  
3'4 x 2'6 (1.02m x 0.76m)

**LOUNGE**  
13'4 x 12'11(max into bay) (4.06m x 3.94m(max into bay))

**DINING ROOM**  
11'11 x 10'7 (3.63m x 3.23m)

**KITCHEN**  
10'6 x 10'0 (3.20m x 3.05m)

**CELLAR**  
18'0 x 6'9 (5.49m x 2.06m)

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**  
13'6 x 11'0 (4.11m x 3.35m)

**BEDROOM TWO**  
12'2 x 10'7 (3.71m x 3.23m)

**BEDROOM THREE**  
10'0 x 8'9 (3.05m x 2.67m)

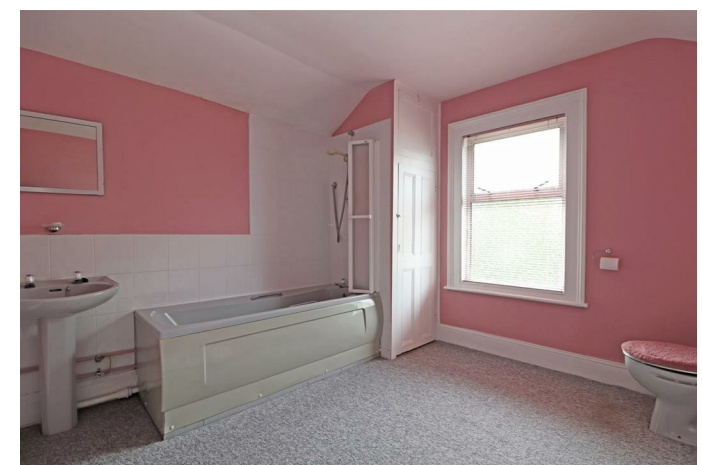
**BATHROOM**  
10'6 x 10'1 (3.20m x 3.07m)

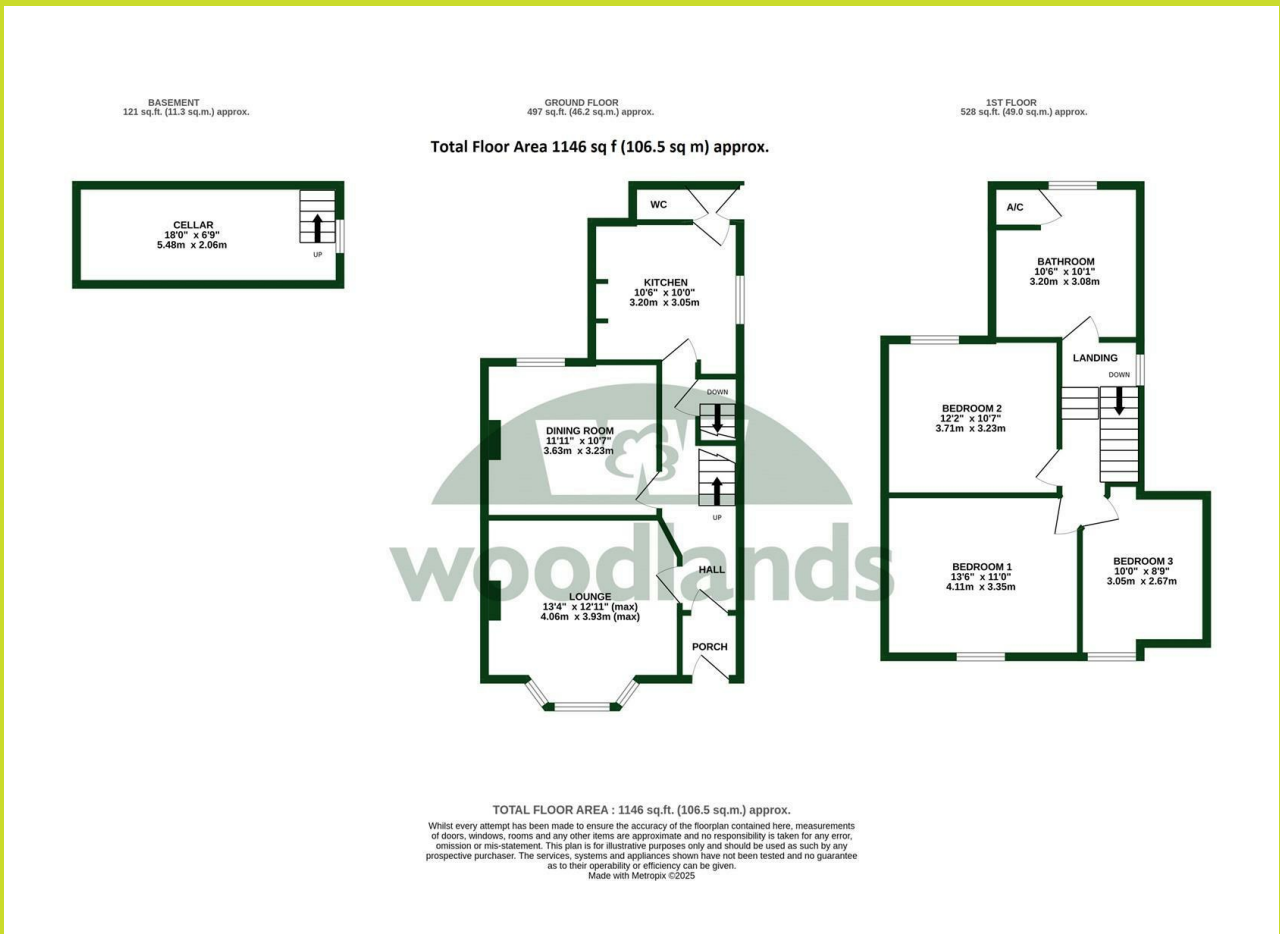
**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**90FT REAR GARDEN**

**OFF ROAD PARKING FOR ONE CAR**





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

To view this property please call 01737 771777

www.woodlands-estates.co.uk

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