



**19 ABBOTS RISE, REDHILL, SURREY, RH1 1LL**  
**£375,000**  
**FREEHOLD**

**\*\*\* REFURBISHMENT REQUIRED \*\*\***

**\*\*\* THREE BEDROOM TERRACED HOUSE IN A QUIET CUL DE SAC CLOSE TO REDHILL STATION \*\*\***

Abbots Rise is a private development comprising a small number of houses and apartments, situated only a short walk from Redhill town centre and train station.

The house itself is an excellent opportunity for somebody wishing to make their own mark on a property.

Through the front door there is an entrance hall with stairs to the first floor. You have a good size living room with a separate dining room that has storage built in, an arch through to a kitchen and sliding doors to a double glazed conservatory. On the first floor there is a landing with an airing cupboard and loft access, a good size main bedroom with fitted wardrobes, two further bedrooms and a family bathroom.

Outside you have two allocated parking spaces, one in front of the house, the other directly opposite. At the rear there is a 35ft garden, that has a patio area, some lawn and fenced boundaries.

Redhill Station can be found just under half a mile away, and offers direct trains to central London in as little as 29 minutes, with services to Gatwick, Tonbridge, Guildford and Reading.

The town centre of Redhill has seen much redevelopment in recent years, and now benefits from a multiscreen cinema complex, a Sainsburys superstore, 24 hour gym and a weekly local market in the square. In addition, there are a number of pubs and restaurants, as well as a shopping centre and a leisure centre.

- TERRACED HOUSE
- LOUNGE AND DINING ROOM
- KITCHEN
- TWO PARKING SPACES
- COUNCIL TAX BAND: E
- REFURBISHMENT REQUIRED
- CONSERVATORY
- THREE BEDROOMS
- QUIET LOCATION
- EPC RATING: C





**ROOM DIMENSIONS:**

**ENTRANCE HALL**

5'6 x 3'11 (1.68m x 1.19m)

**LOUNGE**

14'5 x 11'6 (4.39m x 3.51m)

**DINING ROOM**

10'2 x 7'10 (3.10m x 2.39m)

**KITCHEN**

10'6 x 6'8 (3.20m x 2.03m)

**CONSERVATORY**

13'3 x 6'4 (4.04m x 1.93m)

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**

12'6 x 8'6 (3.81m x 2.59m)

**BEDROOM TWO**

9'5 x 7'4 (2.87m x 2.24m)

**BEDROOM THREE**

7'8 x 7'3 (2.34m x 2.21m)

**BATHROOM**

6'5 x 6'1 (1.96m x 1.85m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**35FT REAR GARDEN**

**TWO PARKING SPACES**

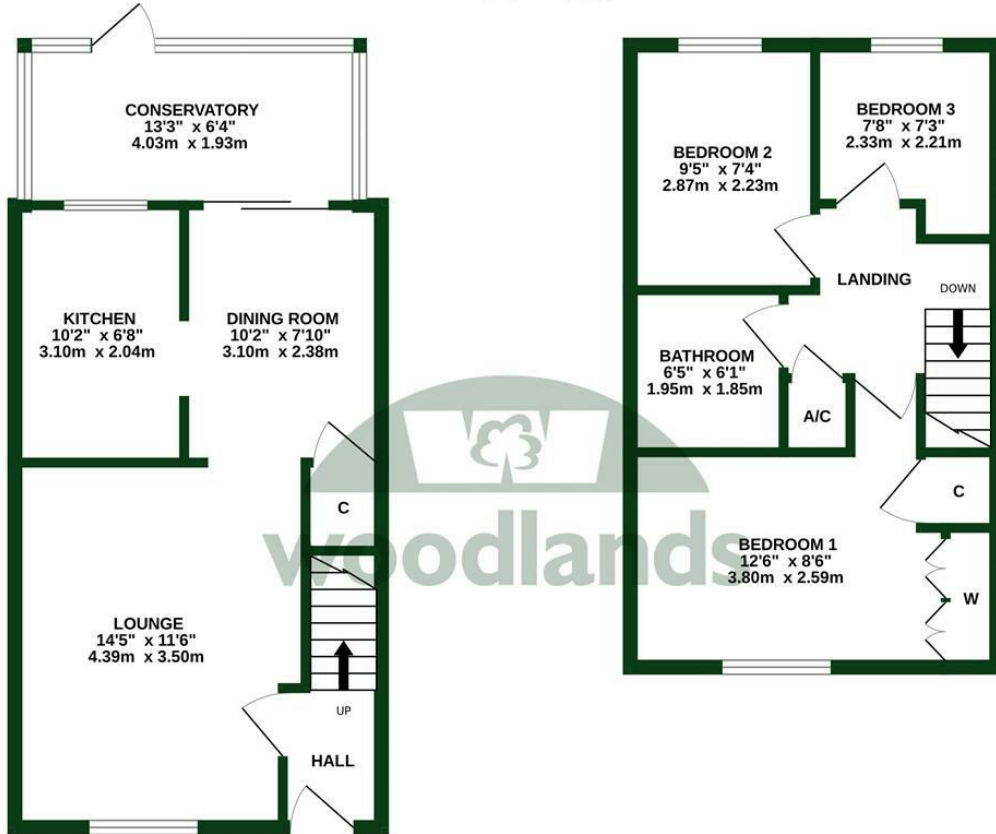
**ESTATE CHARGE: £329 PER ANNUM**



GROUND FLOOR  
440 sq.ft. (40.8 sq.m.) approx.

1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.

TOTAL FLOOR AREA: 795 sq ft (73.9 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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