woodlands

1 CLEVELAND COTTAGES GARLANDS ROAD, REDHILL, SURREY, RH1 6NY

£450,000

FREEHOLD

Totally refurbished and extended town house, in a convenient location, with off road parking and an air source pump heating system.

Through the front door there is an entrance hall with stairs up to the first floor. Beyond the hall you have a bright, open plan living and kitchen space, that has integrated appliances, a door to the cloakroom and utility space, and both windows and a door to the rear. On the first floor there is a double bedroom and a spacious, four piece bathroom, complete with walk in shower and a double glazed window to the front and on the top floor there are two further bedrooms. At the rear there is a lawn garden, with a patio area and a door to the plant room, that houses all the heating equipment, and also an additional basement room, that has a window to the side and would just require plastering to make it a superb home office.

The driveway leads off of Garlands Road, and serves two houses. This property has an allocated parking space, and a pathway leading to the front door.

There are a number of handy shops just moments away, ideal for the everyday essentials, and the town centre itself, with the extensive range of shops and restaurants is only a short walk. The town centre itself also has a multi screen cinema complex and direct trains to central London and Gatwick airport.

- **NEWLY REFURBISHED**
- **OFF ROAD PARKING**
- **THREE BEDROOMS**
- **AIR SOURCE PUMP SYSTEM**
- **COUNCIL TAX BAND: D**
- **NO CHAIN**
- **PRIVATE GARDEN**
- **LARGE BATHROOM**
- **CLOSE TO TOWN**
- **EPC RATING: D**

ROOM DIMENSIONS:

BASEMENT:

FRONT DOOR TO:

PLANT ROOM
9'0" x 9'0" (2.74m x 2.74m)

STUDY AREA
8'06" x 9'02" (2.59m x 2.79m)

GROUND FLOOR:

FRONT DOOR TO:

ENTRANCE HALL

OPEN PLAN KITCHEN/LIVING ROOM
11'01" x 23;04" (3.38m x 7.01m;1.22m)

W.C/UTILITY
8'01" x 2'08" (2.46m x 0.81m)

FIRST FLOOR

LANDING

BEDROOM ONE
11'02" x 12'05" (3.40m x 3.78m)

BATHROOM
5'07" x 10'04" (1.70m x 3.15m)

SECOND FLOOR

LANDING

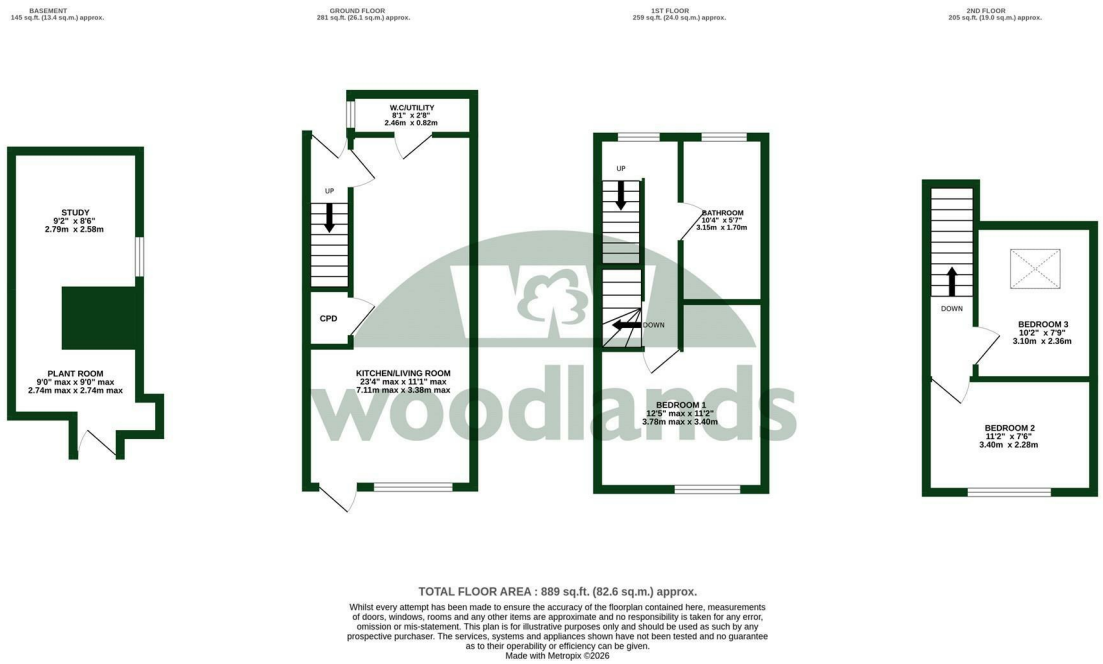
BEDROOM TWO
11'02" x 7'06" (3.40m x 2.29m)

BEDROOM THREE
7'09" x 10'02" (2.36m x 3.10m)

OUTSIDE

OFF ROAD PARKING

REAR GARDEN



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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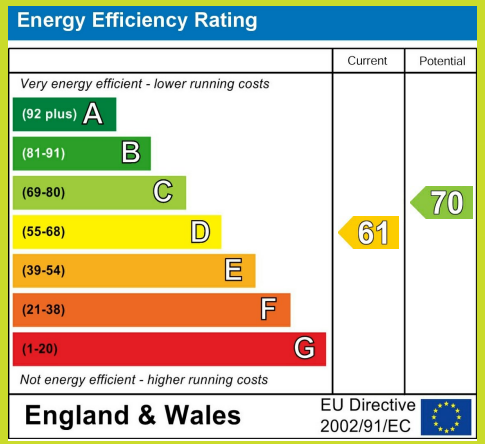

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