

19 WOODSIDE WAY, REDHILL, SURREY, RH1 4DB £450,000 FREEHOLD

*** GREAT LOCATION AND NO ONWARD CHAIN, BACKING ONTO WOODLAND ***

*** SEMI DETACHED FAMILY HOME WITH OFF ROAD PARKING AND A GOOD SIZE

GARDEN ***

Built in the 1930's, this semi detached home is offered to the market with the benefit of no chain and is conveniently located within easy reach of both Redhill and Earlswood train stations.

To the front there is a driveway providing off road parking, with steps up to the front door. There is a bright entrance hall with storage under the stairs. You have a fitted kitchen, and an open plan lounge/dining space, that has a bay window to the front and sliding doors to a conservatory at the rear.

Upstairs there is a landing with a window to the side and loft access. You have two generous double bedrooms, both with extensive fitted wardrobes, a bathroom with a separate WC and an additional bedroom. There are far reaching views to the front from the first floor, allowing you to take in most of Earlswood and St Johns Church.

Outside there is a side accessway to the rear garden, which measures around 75ft and has patio, lawn and decked areas, with some great views from the upper tier, as well as the privacy of a woodland back drop.

There are a couple of handy local shops within a short walk, and Redhill train station can be found around half a mile away, with the bustling town centre just beyond. You have access to direct services to central London, as well as trains to Gatwick, Reading, Guildford and Tonbridge. Redhill town has a regular local market, a multi screen cinema complex, shopping centre, 24 hour gym, and a range of pubs and restaurants.

- POPULAR LOCATION
- LOUNGE/DINING ROOM
- THREE BEDROOMS
- OFF ROAD PARKING
- COUNCIL TAX BAND: D

- GREAT VIEWS
- KITCHEN
- BATHROOM AND WC
- NO CHAIN
- **EPC RATING: D**













ROOM DIMENSIONS:

ENTRANCE HALL

14'11 x 5'11 (4.55m x 1.80m)

LOUNGE/DINING ROOM 12'5 x 11'9 + bay (3.78m x 3.58m + bay)

DINING ROOM 11'11 x 11'5 (3.63m x 3.48m)

8'10 x 6'10 (2.69m x 2.08m)

CONSERVATORY 10'2 x 7'11 (3.10m x 2.41m)

FIRST FLOOR

LANDING

BEDROOM ONE 11'10 x 9'2 + wardrobes (3.61m x 2.79m + wardrobes)

BEDROOM TWO 11'11 x 9'3 + wardrobes (3.63m x 2.82m + wardrobes)

BEDROOM THREE 8'4 x 7'6 (2.54m x 2.29m)

BATHROOM 7'4 x 5'9 (2.24m x 1.75m)

SEPARATE WC 4'6x 2'8 (1.37mx 0.81m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

75FT REAR GARDEN

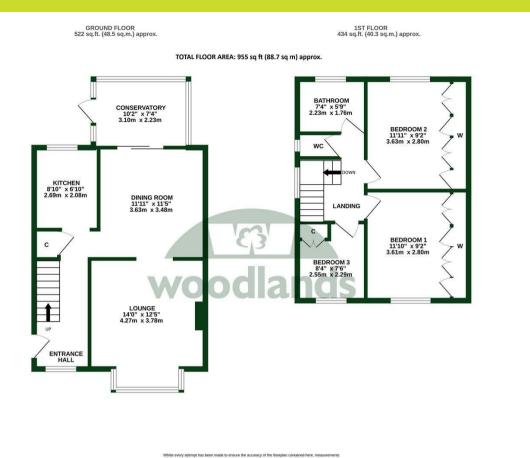
OFF ROAD PARKING



























Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80)			
(55-68)		62	
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		U Directiv	2 1

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