



111 ALPINE ROAD, REDHILL, SURREY, RH1 2LE

**£425,000
FREEHOLD**

***** THREE BEDROOM TERRACED HOUSE OFFERED WITH NO CHAIN, AND LOCATED AT THE END OF A MODERN CUL DE SAC *****

Built circa 1996, this Tudor styled, terraced house would make a wonderful starter home for a young family, and is located conveniently for local schools, shops, and Redhill town centre.

Through the front door there is an entrance hall with a cloakroom. You have an open living room with a double glazed window to the front and stairs to the first floor. At the rear there is a dining room, with doors to the garden, and separate fitted kitchen. Upstairs there is a landing with an airing cupboard and loft access, along with three bedrooms, two of which offering fitted wardrobes, and a three piece family bathroom that has a double glazed window to the rear.

Outside there are two off road parking spaces directly in front of the house, and at the rear there is a pleasant, 35ft garden, that has planted borders and a rear access gate.

At the end of the cul de sac there is a footpath which leads to London Road, and provides easy access to bus routes heading to the town centre and also towards Croydon. At the other end of Alpine Road there is a local shops, perfect for your daily essentials. Redhill town centre and train station can be found a mere 0.7 of a mile to the south, and now offers not only extensive shopping facilities, but a brand new leisure complex that has bowling alleys, multiple cinema screen and a host of other activities. For those ;looking to commute, Redhill station has frequent and fast services into central London, as well as links to Gatwick Airport, Reading, Guildford, Tonbridge and the south coast.

- **THREE BEDROOMS**
- **LOUNGE**
- **KITCHEN**
- **PRIVATE GARDEN**
- **COUNCIL TAX BAND: E**
- **CUL DE SAC**
- **DINING ROOM**
- **UPSTAIRS BATHROOM**
- **PARKING FOR TWO CARS**
- **EPC RATING: C**





ROOM DIMENSIONS:

ENTRANCE HALL

5'8 x 3'7 (1.73m x 1.09m)

CLOAKROOM

5'8nx 2'10 (1.73m x 0.86m)

LOUNGE

15'6 x 13'7 (4.72m x 4.14m)

DINING ROOM

8'11 x 7'7 (2.72m x 2.31m)

KITCHEN

10'7 x 7'4 (3.23m x 2.24m)

FIRST FLOOR LANDING

BEDROOM ONE

12'7 x 8'10 (3.84m x 2.69m)

BEDROOM TWO

9'8 x 8'10 (2.95m x 2.69m)

BEDROOM THREE

8'8 x 6'9 (2.64m x 2.06m)

BATHROOM

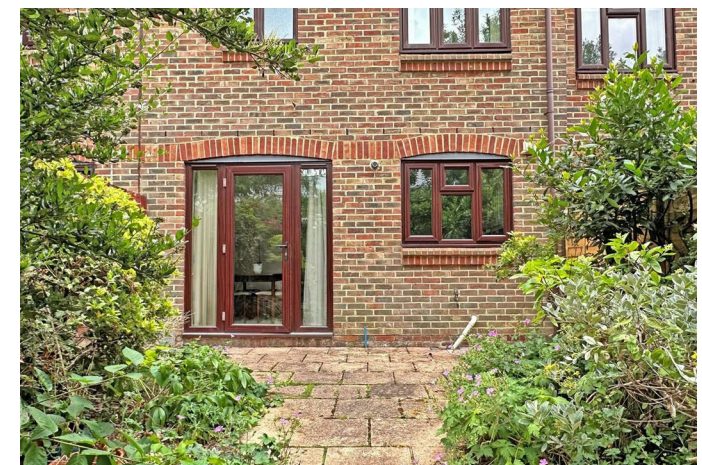
6'4 x 5'6 (1.93m x 1.68m)

GAS CENTRAL HEATING

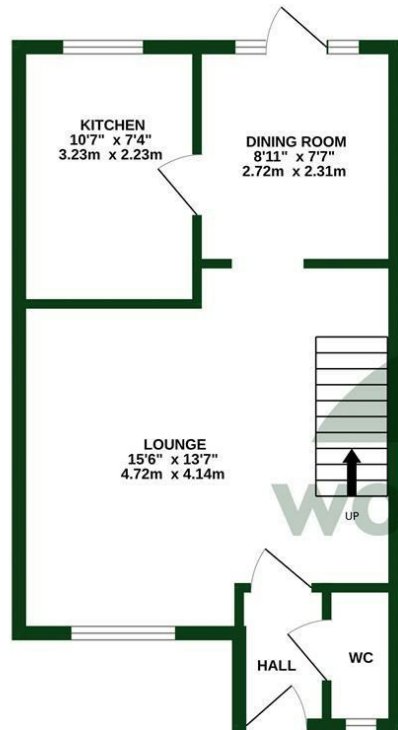
DOUBLE GLAZED WINDOWS

35FT GARDEN

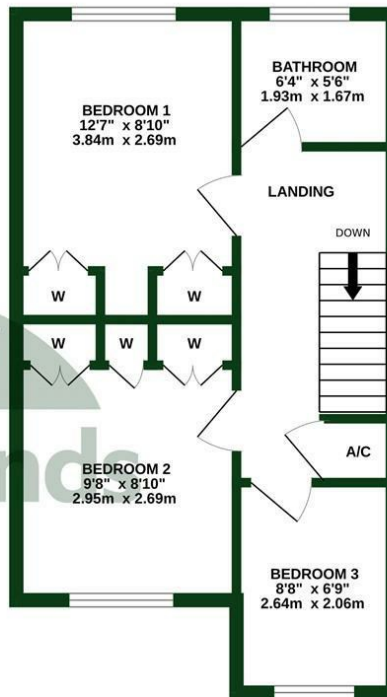
OFF ROAD PARKING FOR TWO CARS



GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 798 sq.ft. (74.1 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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PROTECTED

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(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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