



## 2 Westway Gardens

Redhill

Guide Price £625,000





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This 4-bedroom semi-detached house offers a perfect blend of spaciousness and functionality, ideal for a growing family seeking a comfortable living environment which they can make their own. Boasting a versatile layout, the property features three/four double bedrooms including a ground floor study/bedroom with an en-suite, ensuring convenience and flexibility in every-day living. The ground floor further comprises a well-appointed lounge, dining room, and a sunlit conservatory, each offering a welcoming ambience for relaxation and entertainment. The kitchen flows into a utility room and cloakroom/wc, catering to practical needs seamlessly integrated into the design. The property has been extended to the side, presenting potential for further expansion, subject to obtaining the necessary planning permissions. Outside, the property offers off-road parking, ensuring convenience for residents and guests alike. A large rear garden provides a serene outdoor retreat, perfect for al-fresco dining, children's play area, or simply unwinding amidst a tranquil setting. Situated in close proximity to a selection of highly regarded schools, with Lime Tree Primary just a short walk away, the property is a haven for families seeking educational excellence. Adding to its appeal, Redhill town centre is conveniently located within a 15-minute walk, offering a myriad of amenities including a multi-screen cinema complex, shopping centre, 24-hour gym, weekly local market, and extensive rail links to London, Gatwick, Reading, Guildford, and the south coast, ensuring a well-connected and vibrant lifestyle for its residents.

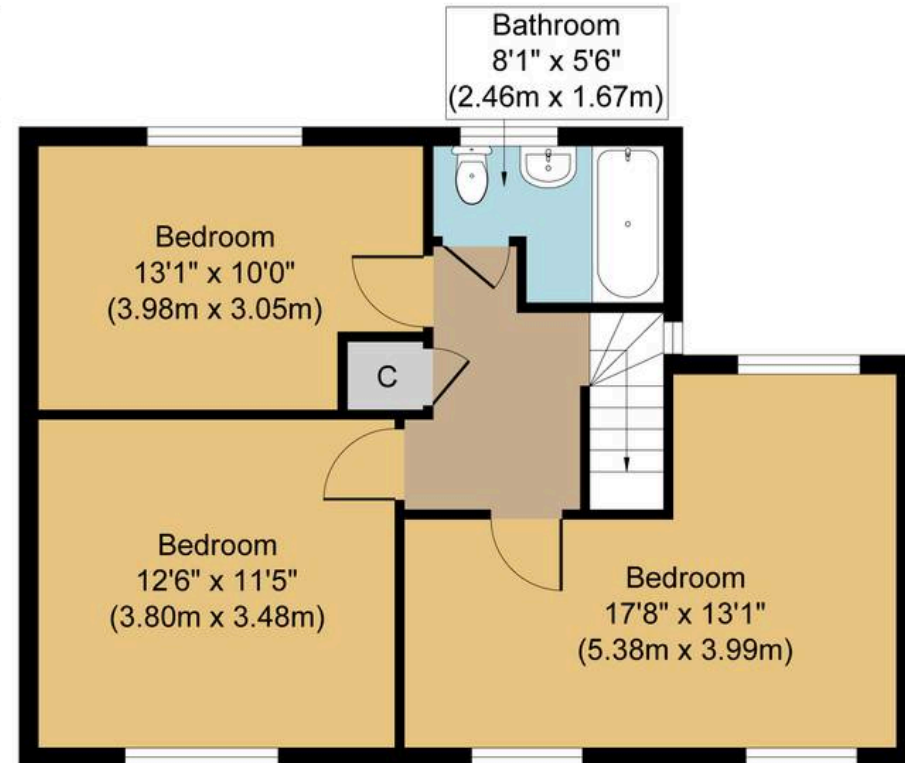
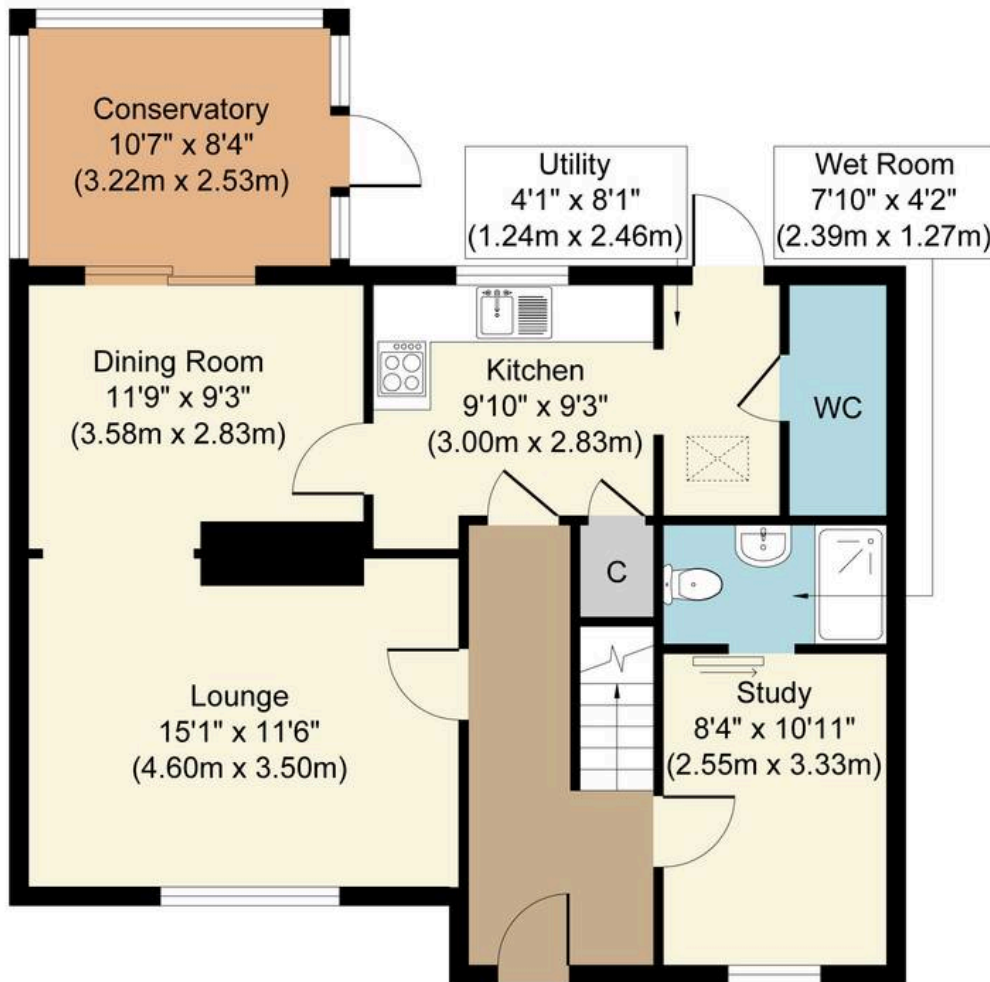
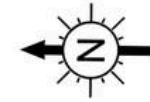
Council Tax band: E Tenure: Freehold











**Ground Floor**  
**Approximate Floor Area**  
**720 sq. ft**  
**(66.90 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**540 sq. ft**  
**(50.20 sq. m)**

**Westway Gardens, RH1**  
**Approx. Gross Internal Floor Area 1260 sq. ft / 117.10 sq. m**



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.