



22 KEATS AVENUE, REDHILL, SURREY, RH1 1AG

£325,000

***** PROPERTY VISIT AVAILABLE *****

TWO DOUBLE BEDROOM TERRACED HOUSE IN A POPULAR LOCATION CLOSE TO REDHILL TOWN WITH OFF ROAD PARKING FOR TWO.

Situated in a sought after modern development that is only a short distance from Redhill town centre and station, this well presented house would make a perfect first purchase and has served the current owner very well over the last sixteen years.

On the ground floor there is an entrance hall, to the front of the house is a fitted kitchen with a double glazed window. At the rear is an open plan living space that has a dining area and direct access to the south facing garden. On the first floor you have two double bedrooms that both have extensive fitted wardrobe space. In addition there is a family bathroom and a landing with loft access.

Outside there is a low maintenance front garden and two allocated parking spaces directly in front of the house. At the rear is a south facing walled garden with both patio and lawn areas as well as tidy borders.

Nearby there is a convenience store with a few minutes walk and Redhill town itself can be found less than half a mile away where there is a wide range of shops and amenities including mainline trains to London, Gatwick and the south coast.

- **TERRACED HOUSE**
- **LOUNGE/DINING ROOM**
- **TWO BEDROOMS**
- **SOUTH FACING GARDEN**
- **DOUBLE GLAZED**
- **CLOSE TO TOWN**
- **KITCHEN**
- **BATHROOM**
- **OFF ROAD PARKING X 2**
- **SHOP NEARBY**





ROOM DIMENSIONS:

STORM PORCH

ENTRANCE HALL

5'11 x 5'2 (1.80m x 1.57m)

LOUNGE/DINING ROOM

15'7 x 11'9 (4.75m x 3.58m)

KITCHEN

9'11 x 5'10 (3.02m x 1.78m)

BEDROOM ONE

11'8 x 10'2 (3.56m x 3.10m)

BEDROOM TWO

11'8 x 9'2 (3.56m x 2.79m)

BATHROOM

5'10 x 5'7 (1.78m x 1.70m)

ELECTRIC & OIL RADIATORS

DOUBLE GLAZED WINDOWS

SOUTH FACING GARDEN

OFF ROAD PARKING FOR TWO CARS

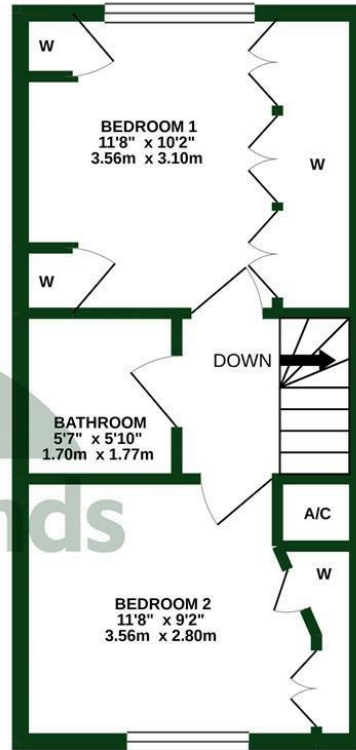
COUNCIL TAX BAND: D



GROUND FLOOR
293 sq.ft. (27.2 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA: 593 sq.ft. (55.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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