



28 HOLCON COURT, REDHILL, SURREY, RH1 2JZ
OFFERS OVER £500,000
FREEHOLD

Spacious three bedroom home, presented in good condition, with the benefits of a west facing garden, off road parking and a cul de sac location.

Situated within easy reach of local shops, superb schools, East Surrey College, and great transport links, this bright property has good size bedrooms and living space, perfect for a growing family.

Through the front door there is an entrance hall with a large built in storage cupboard. You have both a large living room and a dining room/home office, with a separate modern fitted kitchen. Upstairs there is a landing with a built in storage cupboard and loft access. You have three good size bedrooms and a family bathroom with a double glazed window.

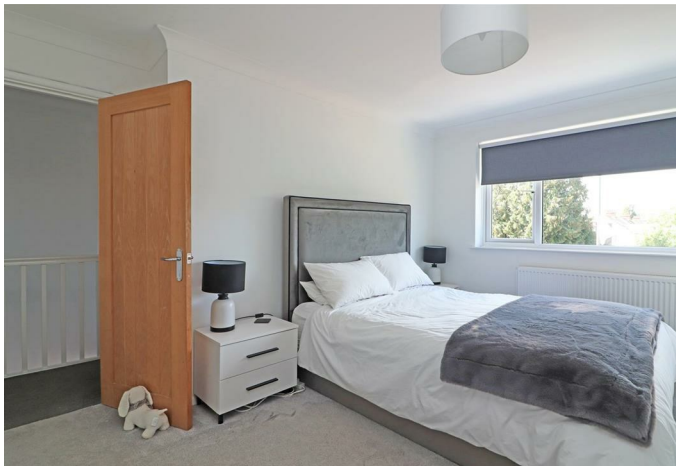
To the front is a driveway for two cars, then to the rear you have a west facing garden with both patio and lawn areas, with a handy rear access gate.

Just around the corner there is a convenience store and a 24 shop at the petrol station. The 405 bus route connects you up to Croydon, as well as providing an easy link down to Redhill town centre. Within the town there is a great range of shops, as well as some excellent restaurants, a weekly local market, 24 hour gym, Sainsburys Superstore, and a multi screen cinema and leisure complex.

The town also boasts some of the best train services in the South East, with direct trains to central London, as well as links to Guildford, Reading, Gatwick, the south coast and Tonbridge.

- **SPACIOUS HOME**
- **LARGE LOUNGE**
- **MODERN KITCHEN**
- **WEST FACING GARDEN**
- **COUNCIL TAX BAND: D**
- **CUL DE SAC**
- **SEPARATE DINING ROOM**
- **THREE DOUBLE BEDROOMS**
- **PARKING FOR TWO CARS**
- **EPC RATING: C**





ROOM DIMENSIONS:

ENTRANCE HALL

13'0 x 5'11 (3.96m x 1.80m)

LOUNGE

18'4 x 14'3 (5.59m x 4.34m)

DINING ROOM

16'6 x 7'8 (5.03m x 2.34m)

KITCHEN

12'5 x 6'7 (3.78m x 2.01m)

FIRST FLOOR

LANDING

BEDROOM ONE

14'5 x 12'2 (4.39m x 3.71m)

BEDROOM TWO

10'1 x 9'9(min) (3.07m x 2.97m(min))

BEDROOM THREE

9'7 x 7'2 (2.92m x 2.18m)

BATHROOM

8'2 x 6'5 (2.49m x 1.96m)

GAS CENTRAL HEATING

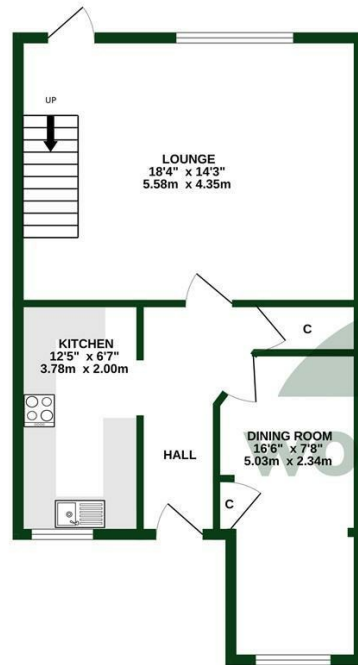
DOUBLE GLAZED WINDOWS

50FT WEST FACING GARDEN

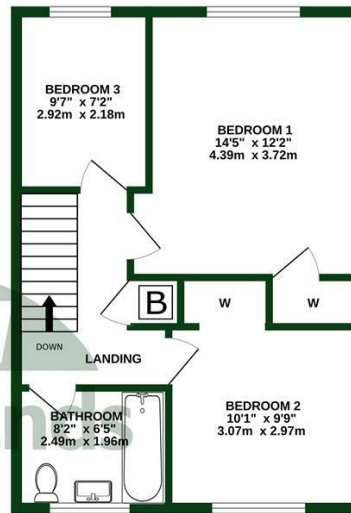
PARKING FOR TWO CARS



GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1023 sq.ft. (95.1 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 plus) A		
(81-91) B		86
(69-80) C	72	
(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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