



**RINGWOOD AVENUE,** REDHILL, SURREY, RH1

**£625,000**

FREEHOLD

**Winkworth**





## RINGWOOD AVENUE

REDHILL, SURREY, RH1

**THIS DELIGHTFUL THREE BEDROOM  
SEMI DETACHED HOUSE OFFERS  
BRIGHT AND SPACIOUS  
ACCOMMODATION OVER TWO  
FLOORS AND HAS THE BENEFIT OF  
BOTH OFF ROAD PARKING AND A  
GARAGE.**

Ringwood Avenue has long been a sought after location due to its proximity to excellent schools, as well as still being only just under a mile from the bustling commuter town centre of Redhill which provides train links to both Gatwick and Heathrow as well as into London. The M25 is also easily accessible. In addition, there is a very handy local shop at the end of the road perfect for your everyday needs.



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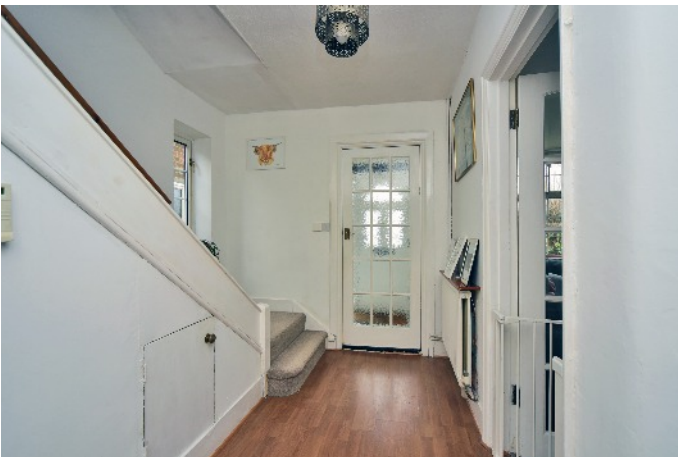
This bright and spacious three bedroom house has been modernised in recent years by the present owners and offers the potential to be extended (STNPC).

The ground floor briefly comprises; entrance porch, entrance hall, bright and spacious front aspect living room with attractive log burner, opening into the dining room which has direct access into the rear garden, superb refitted kitchen/breakfast room with an excellent range of units and integrated appliances. There is also a useful under-stairs cupboard, and a modern cloakroom.

Stairs rise to the first floor which offers a principal bedroom with an en-suite shower room, a second double bedroom, a generous third bedroom and a refitted family bathroom.

Outside, the replaced and extended brick driveway provides off road parking for several vehicles and leads to a detached garage. A side gate gives access to the rear garden which has a large sandstone patio adjacent to the property, being ideal for alfresco entertaining. The remainder being laid to lawn with mature screening.

The property also benefits from double glazing, an upgraded heating system with a combination boiler and replaced exterior cladding.



## BANSTEAD OFFICE

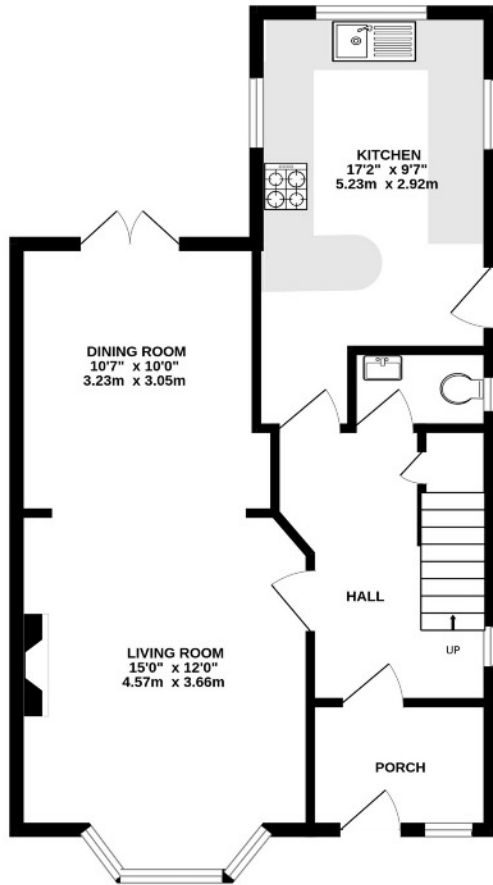
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### AT A GLANCE...

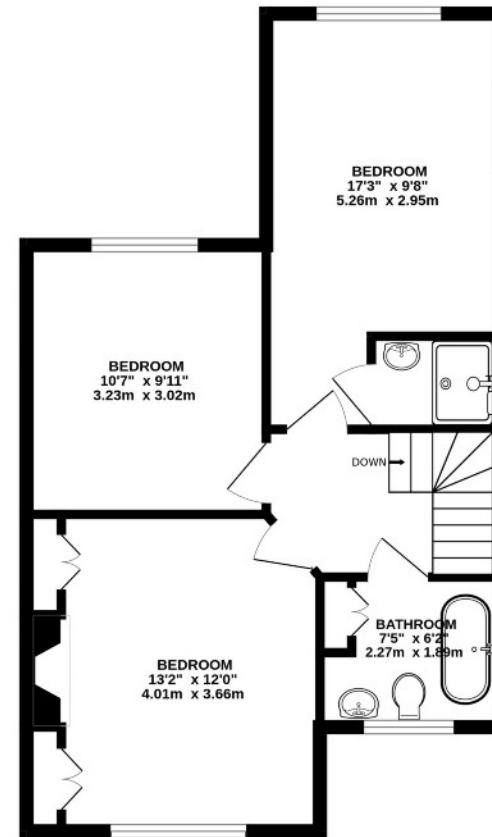
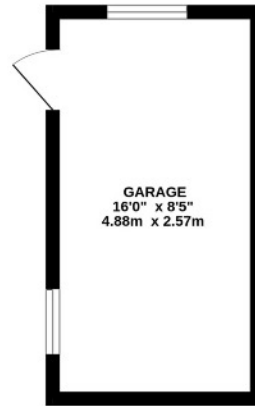
- Entrance Porch
- Entrance Hall
- Cloakroom
- Living Room - 15'0" x 12'0" (4.57m x 3.66m)
- Dining Room - 10'7" x 10'0" (3.23m x 3.05m)
- Kitchen/Breakfast Room - 17'2" x 9'7" (5.23m x 2.92m)
- Bedroom 1 - 17'3" x 9'8" (5.26m x 2.95m)
- En-Suite Shower Room
- Bedroom 2 - 13'2" x 12'0" (4.01m x 3.66m)
- Bedroom 3 - 10'7" x 9'11" (3.23m x 3.02m)
- Bathroom - 7'5" x 6'2" (2.27m x 1.89m)
- Garage - 16'0 x 8'5" (4.88m x 2.57m)
- Rear Garden - 60' (18.28m)







GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Ringwood Avenue, Redhill**  
 INTERNAL FLOOR AREA (APPROX.) 1245 sq ft/ 115.6 sq m  
 Including Garage  
 Garden extends to 60' (18.28m) approx.

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2025.





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## Banstead office

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