



**21 Kingsfield Way, Redhill, RH1 6FF**  
**£375,000**

A two bedroom property offering 19' x 12' sitting room, downstairs cloakroom, re-fitted kitchen, en-suite shower room, family bathroom, allocated parking, front and rear gardens and being within walking distance to Redhill railway station with services to London, Gatwick Airport and Brighton. Redhill town centre offers a good choice of shops, bars and restaurants with weekly local market and the M25 can be accessed at Reigate Junction 8.

## **DOUBLE GLAZED FRONT DOOR**

Leading through to:

## **ENTRANCE HALL**

Wood flooring, power points, radiator, coved ceiling, thermostat for central heating, front aspect double glazed door, storage cupboard, door to:

## **DOWNSTAIRS CLOAKROOM**

Comprising low level WC, inset wash hand basin and vanity unit, radiator, tiled floor, fuse board, extractor fan, tiled splash-back.

## **KITCHEN 9'11 x 6'4 (3.02m x 1.93m)**

A range of wall mounted and base level units in Shaker style, cupboard housing boiler, tiled walls, electric heater, front aspect double glazed window, integrated fridge/freezer, integrated oven, hob and extractor fan, stainless steel sink, tiled floor, down-lighters, control panel for central heating and hot water, power points, integrated dishwasher and integrated washing machine.

## **SITTING ROOM 19'3 x 12'9 (5.87m x 3.89m)**

Rear aspect double glazed patio doors giving access to rear garden, two radiators, feature fireplace with electric fire, coved ceiling, power points, media point.

## **STAIRS LEADING TO FIRST FLOOR LANDING**

Radiator, power points, coved ceiling, door to:

## **MAIN BEDROOM 12'5 x 10'8 (3.78m x 3.25m)**

Rear aspect double glazed window overlooking rear garden, radiator, power points, fitted wardrobe with mirror glide sliding doors, coved ceiling, cupboard housing water tank and shelving, door to:

## **EN-SUITE SHOWER ROOM**

A three piece suite comprising low level WC, vanity unit with inset wash hand basin, shower cubicle, tiled floor, tiled walls, radiator, shaver point, extractor fan.

## **BEDROOM 2 12'9 x 8'6 (3.89m x 2.59m)**

Front aspect double glazed window, radiator, power points, fitted wardrobe, fitted bedroom furniture with shelving and hanging rail.

## **FAMILY BATHROOM**

A white three piece suite comprising low level WC, panel enclosed bath with mixer tap and shower attachment, shower over bath, vanity unit with wash hand basin and mixer tap, tiled floor, radiator, tiled walls, extractor fan, shaver point.

## **OUTSIDE**

### **REAR GARDEN**

Decked area, lawn, fence and shed.

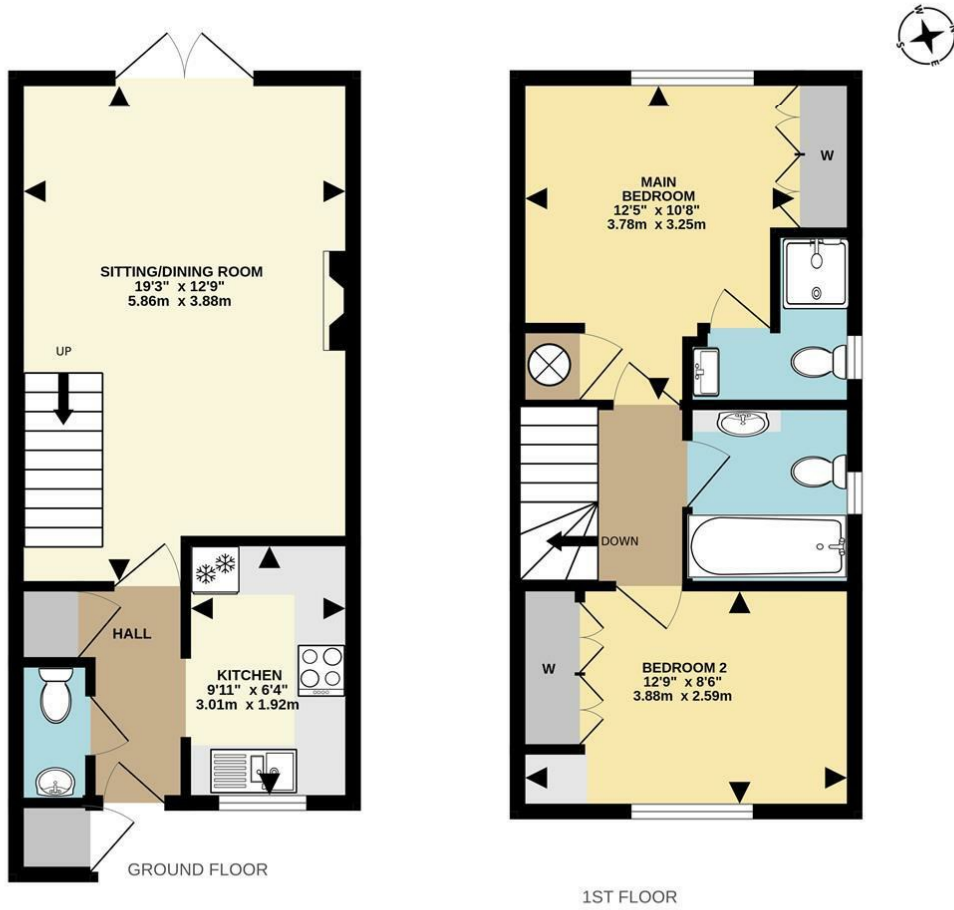
### **FRONT GARDEN**

Pathway leading to front door, OFF STREET

PARKING for one vehicle, mature shrubs and flower borders.

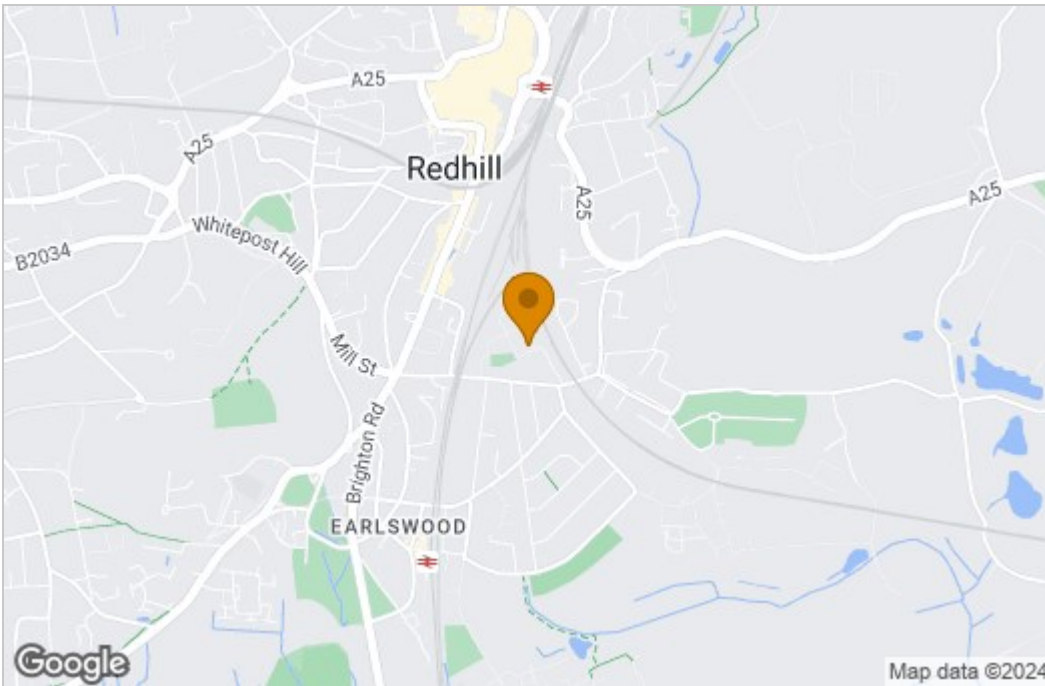
## **COUNCIL TAX BAND D**

# Floor Plan

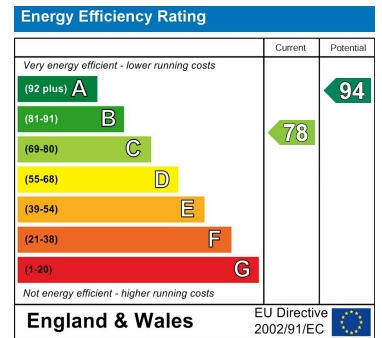


TOTAL FLOOR AREA: 706 sq.ft. (65.6 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
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# Area Map



# Energy Efficiency Graph



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