



3 Barrow Gardens, Redhill, RH1 1TP
Offers Over £475,000

A four bedroom property with accommodation set on three floors and offered to the market with 19' x 13' sitting room, fitted kitchen, two en-suites plus family bathroom, allocated parking and front and rear gardens. NO ONWARD CHAIN. The property benefits from double glazing, central heating, new boiler, new carpets and new flooring and is within walking distance of Redhill town centre, shops and mainline station offering good commuter links to London, Gatwick Airport and the South coast.

DOUBLE GLAZED FRONT DOOR

Leading through to:

ENTRANCE HALL

Radiator, stairs leading to first floor, thermostat for central heating, power points, door to:

DOWNSTAIRS CLOAKROOM

Comprising low level WC, pedestal wash hand basin, tiled floor, tiled walls, radiator, extractor fan.

KITCHEN 11'2 x 8'0 (3.40m x 2.44m)

A range of wall mounted and base level units, roll top work surface, stainless steel sink, space and plumbing for washing machine, double oven, 4 ring gas hob, integrated fridge/freezer, integrated dishwasher, concealed lighting, power points, extractor hood, down-lighters, front aspect Upvc double glazed window, wall mounted fuse board, radiator, tiled floor.

SITTING/DINING ROOM 19'7 x 13'3 (5.97m x 4.04m)

Rear aspect patio doors giving access to patio and rear garden, rear aspect double glazed window, radiator, power points, media point, further radiator.

STAIRS LEADING TO FIRST FLOOR LANDING

Radiator, power points, front aspect Upvc double glazed window, stairs leading to second floor, door to:

FAMILY BATHROOM

A white three piece suite comprising low level WC, pedestal wash hand basin with chrome style mixer tap, panel enclosed bath with mixer tap and shower attachment, tiled floor, tiled walls, extractor fan, wall mounted mirror, shaver point, down-lighters, heated towel rail.

BEDROOM 2 12'8 x 11'6 (3.86m x 3.51m)

Rear aspect Upvc double glazed windows overlooking rear garden, fitted wardrobe with sliding mirror glide doors, radiator, power points, door to:

EN-SUITE SHOWER ROOM

Comprising low level WC, pedestal wash hand basin with chrome style mixer tap, separate shower cubicle, tiled walls, tiled floor, heated towel rail, wall mounted mirror, extractor.

BEDROOM 4 11'0 x 6'7 (3.35m x 2.01m)

Front aspect Upvc double glazed window, radiator, power points, telephone point.

STAIRS LEADING TO SECOND FLOOR LANDING

Access to loft via hatch, radiator, power points, door to:

BEDROOM 1 15'7 x 13'2 (4.75m x 4.01m)

Rear aspect Upvc double glazed windows

overlooking rear garden, radiator, double fitted wardrobes with hanging rail and shelving and mirror glide front doors, power points, TV aerial point, telephone point, door to:

EN-SUITE BATHROOM

Comprising low level WC, pedestal wash hand basin with chrome style mixer tap, panel enclosed bath with mixer tap and shower attachment, separate cubicle with shower, tiled walls, tiled floor, heated towel rail, wall mounted mirror, shaver point, extractor, down-lighters.

BEDROOM 3 11'9 x 9'6 (3.58m x 2.90m)

Front aspect Upvc double glazed patio doors giving access to JULIET BALCONY, radiator, power points, cupboard housing water tank and shelving.

OUTSIDE

REAR GARDEN

Mainly laid to lawn, area of patio, mature shrubs and flower borders, rear access.

FRONT GARDEN

Pathway leading to front door.

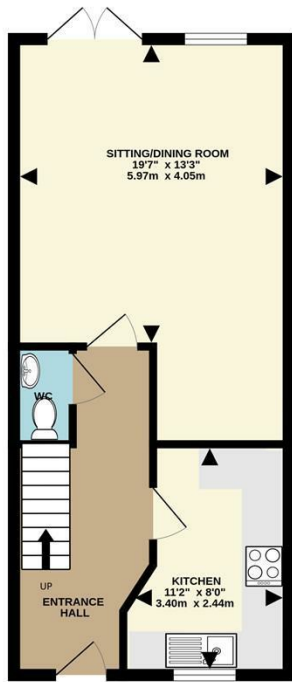
ONE ALLOCATED PARKING SPACE

COUNCIL TAX BAND E

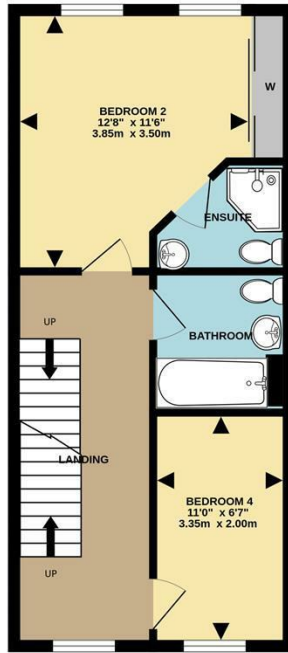
SERVICE CHARGE:

£338.56 per half year - to cover cutting hedges, gardens, pathways etc

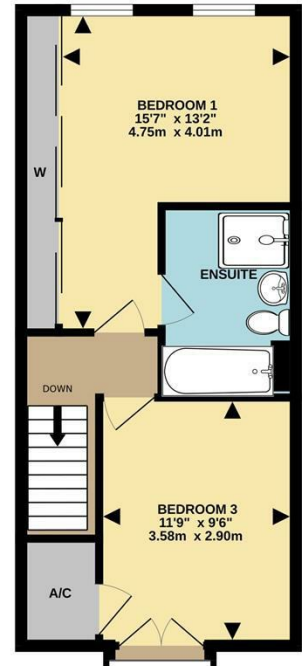
Floor Plan



GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL FLOOR AREA : 1238sq.ft. (115.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 80 | 89 |
| | | EU Directive 2002/91/EC | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.