

The Firkin Mill Street, Redhill RH1 6PA

## welcome to

## The Firkin Mill Street, Redhill

The house has been remodelled throughout including - Large two storey extension, addition of two off-road parking spaces and a turning area, re-wired, replumbed + New Boiler, New Kitchen, two Shower rooms + Two Bathrooms, Downstairs Study/Bedroom 6 + En-suite.

The property also has a large conservatory, Spacious Lounge, Kitchen/dining room, downstairs W/C.

It is located next to Redhill Common which offers an excellent local place to walk, run and enjoy the great outdoors in the large open grass areas with ancient woodland and viewpoint.

As the house is currently being remodelled it is currently a building site and therefore there may be an option for an early bird buyer to make aesthetic choices on the finish. Please contact James for details.

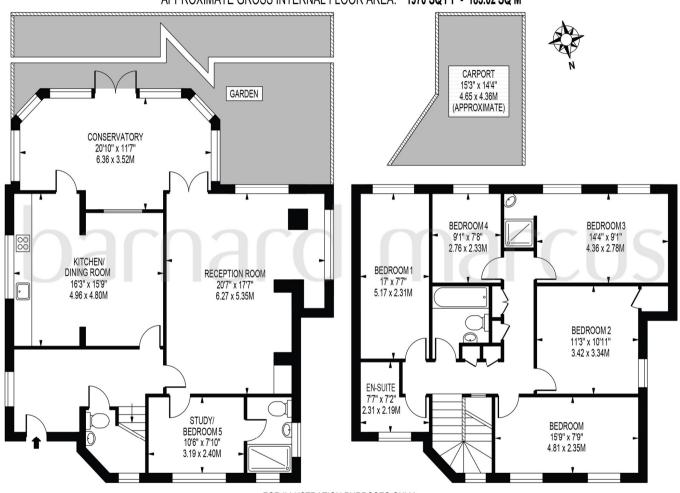






THE FIRKIN

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1970 SQ FT - 183.02 SQ M



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THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

## The Firkin Mill Street, Redhill

- Five/Six Bedroom Detached Family Home Located next to Redhill Common.
- Open House Coming Soon! (Please register for early release details.)
- Extended and modernised throughout.
- Spacious Lounge with Inglenook Style Fireplace.
- Downstairs Study/Bedroom 6 + En-suite.

Tenure: Freehold EPC Rating: Exempt Council Tax Band: E

guide price

£725,000









Please note the marker reflects the postcode not the actual property

## view this property online barnardmarcus.co.uk/Property/RDH103421



Property Ref: RDH103421 - 0010 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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