



Brooklands Way, Redhill RH1 2BN

welcome to

Brooklands Way, Redhill

This property is in a popular family cul-de-sac near local schools, mainline railway station and town centre.

Since buying this home, the current owners have redecorated, refitted, and extended the house moving front to back. Located at the side of the house is space for several vehicles plus access to a car port and extra-long garage. This has scope to convert to an office/gym (subject to planning and change of use)

Originally built for commuters and families this development enjoys the benefits of being a no through road whilst being in easy walk of Redhill's mainline railway station.

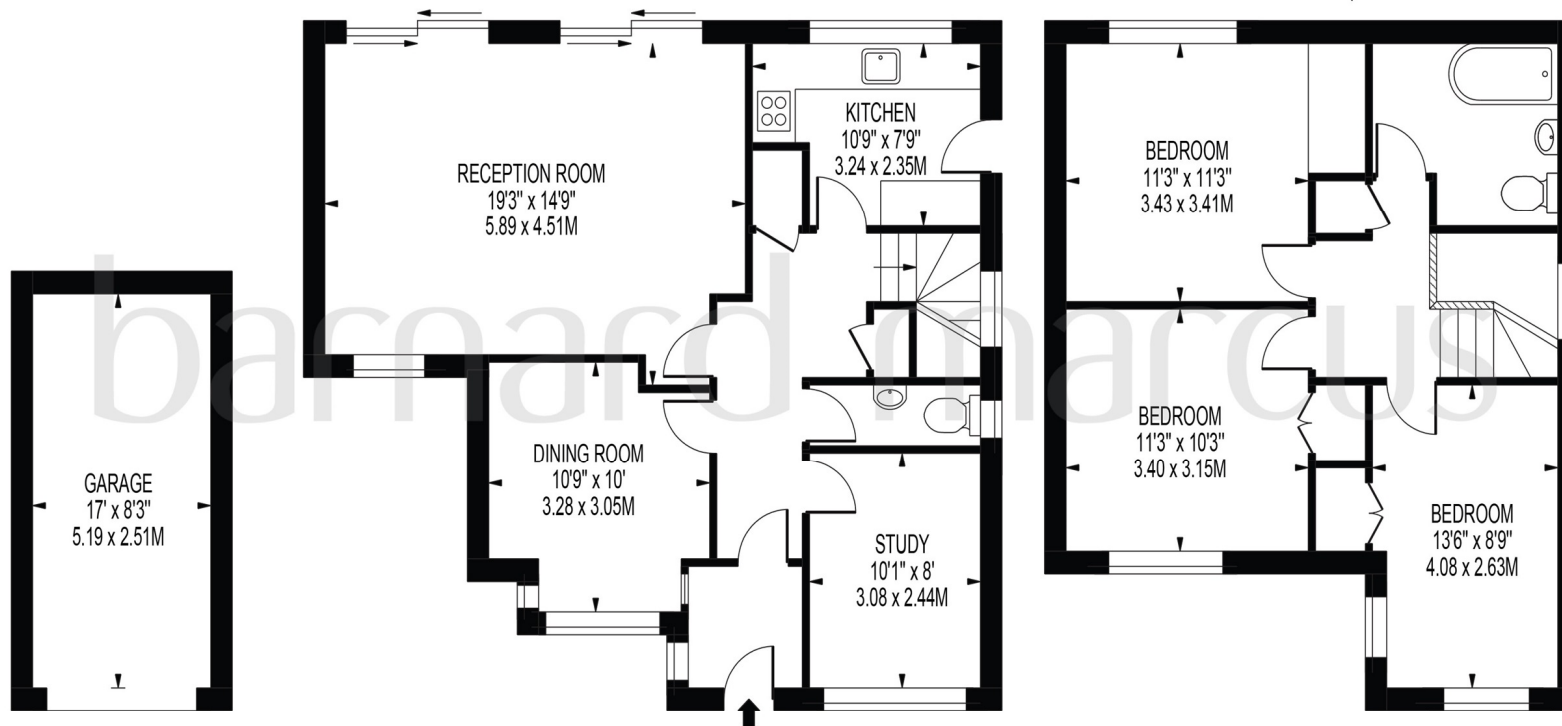


BROOKLANDS WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1242 SQ FT - 115.34 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 140 SQ FT - 13.00 SQ M



GROUND FLOOR

FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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.

welcome to

Brooklands Way, Redhill

- Spacious Extended Three-bedroom detached-
Detached family home
- Located in a quiet residential Cul-De-Sac.
- Ideal for young families, the perfect location to put
down roots.
- Extended double aspect lounge overlooking gardens.
- Upstairs family bathroom and downstairs cloakroom

Tenure: Freehold EPC Rating: D

Council Tax Band: F

guide price

£675,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/RDH103530



Property Ref:
RDH103530 - 0023

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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