



6 FAIRHAVEN ROAD, REDHILL, SURREY, RH1 2LA
OFFERS OVER £650,000
FREEHOLD

***** HALLS ADJOINING SEMI DETACHED HOME, CLOSE TO GREAT SCHOOLS, WITH A LARGE GARDEN AND OFF ROAD PARKING *****

Situated in a popular cul de sac location, within easy reach of some excellent schools and only a mile from Redhill town centre, this superb four bedroom house offers impressive space, under floor heating on the ground floor, and a large rear garden.

Through the front door there is a generous, L-shaped hallway, which has built in storage and a cloakroom. you have a bright living room to the front, with a bay window and a separate TV snug/play room. At the rear there is a large family/dining room which has direct access to the rear garden. You have a separate kitchen, which opens to a utility, and breakfast area, which also has doors opening to the rear garden. On the first floor there is a landing with loft access, four bedrooms, three of which are doubles, a large four piece family bathroom, and an en-suite shower room.

At the front there is off road parking for a couple of cars, then to the rear you have a 100ft garden that has an extensive patio area, a hot tub, 70ft of lawn and a large outbuilding. In addition there is a rear access gate which opens out onto the Battlebridge athletics track, playground and woods, then to the Lime Tree school beyond.

Redhill town centre, which offers a wide range of shops and amenities, can be found a mile to the south. You also have access to Redhill mainline train station, which offers services to London, Gatwick, Brighton, Guildford and Tonbridge. Redhill also has a new cinema and leisure complex, that has restaurants, bars and a bowling alley.

- **SPACIOUS HOME**
- **FOUR BEDROOMS**
- **KITCHEN/BREAKFAST ROOM**
- **OFF ROAD PARKING**
- **COUNCIL TAX BAND: D**
- **HALLS ADJOINING**
- **BATHROOM AND ENSUITE**
- **STUDY AND SNUG**
- **LARGE GARDEN**
- **EPC RATING: C**





ROOM DIMENSIONS;

ENTRANCE HALL
20'3 x 16'4 (6.17m x 4.98m)

LOUNGE
13'5 x 11'7 (4.09m x 3.53m)

DINING/FAMILY ROOM
22'10 x 9'5 (6.96m x 2.87m)

CLOAKROOM
5'3 x 2'8 (1.60m x 0.81m)

TV SNUG
10'11 x 6'3 (3.33m x 1.91m)

KITCHEN
13'3 x 9'6 (4.04m x 2.90m)

UTILITY ROOM
7'1 x 4'9 (2.16m x 1.45m)

BREAKFAST ROOM
13'2 x 5'5 (4.01m x 1.65m)

STUDY
7'1 x 5'9 (2.16m x 1.75m)

BEDROOM ONE
11'9 x 10'7 (3.58m x 3.23m)

ENSUITE SHOWER ROOM
6'6 x 6'2 (1.98m x 1.88m)

BEDROOM TWO
10'11 x 9'5 (3.33m x 2.87m)

BEDROOM THREE
12'2 x 7'7 (3.71m x 2.31m)

BEDROOM FOUR
9'9 x 6'1 (2.97m x 1.85m)

BATHROOM
11'4 x 6'2 (3.45m x 1.88m)

GAS CENTRAL HEATING

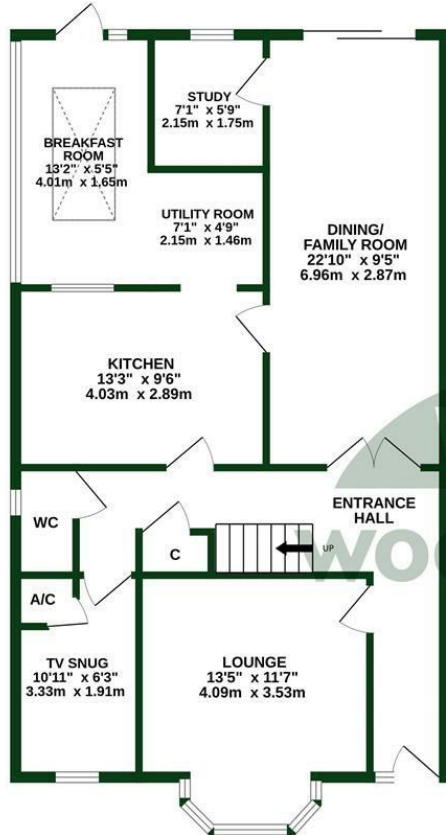
DOUBLE GLAZED WINDOWS

100FT REAR GARDEN

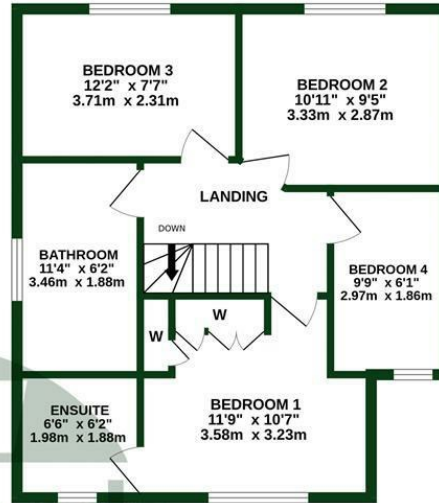
OFF ROAD PARKING FOR TWO CARS



GROUND FLOOR
903 sq.ft. (83.9 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1462 sq.ft. (135.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

To view this property please call 01737 771777

www.woodlands-estates.co.uk

These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.