





## 2 BRAMBLE WALK, REDHILL, SURREY, RH1 6RJ

£325,000

FREEHOLD

\*\*\* RARELY AVAILABLE, TWO DOUBLE BEDROOM BUNGALOW \*\*\*

Located within the early part of Oaklands Park, this two double bedroom bungalow is in a convenient position, and is one of the few designs that benefits from a second double bedroom.

Oaklands Park is a well maintained and scenic development for those over the age of 55. You have the benefit of some beautiful green space right on your doorstep, which is tended by the site groundsman.

Through the front door of the bungalow you are greeted with a good size hallway that has ample built in storage. There is a bright living room which has an opening to a separate dining room and kitchen, with French doors out to a patio area. There are two good size bedrooms, the larger of which having triple built in wardrobes, and a door to the Jack & Jill shower room.

The bungalow is access down a short footpath from the residents parking area, where there are ample spaces. Across the road from the property you have access to the meadow, which is a lovely, open green space with benches dotted throughout for the use of Oaklands Park residents.

Nearby there are a number of local shops in Earlswood, one of which is Holborns, where you can find a great range of goods and some handy services. You are only a few minutes from Earlswood train station, which offers direct services into central London and out to Gatwick.

- NO CHAIN
- LOUNGE
- KITCHEN
- HALLWAY WITH STORAGE
- COUNCIL TAX BAND: E
- RESIDENTS OVER 55 YEARS OLD
- DINING ROOM
- TWO BEDROOMS
- JACK AND JILL SHOWER ROOM
- EPC RATING: D







**ROOM DIMENSIONS:**

**ENTRANCE HALL**

14'5 x 3'11 (4.39m x 1.19m)

**LOUNGE**

13'8 x 13'2 (4.17m x 4.01m)

**DINING ROOM**

8'11 x 8'2 (2.72m x 2.49m)

**KITCHEN**

8'10 x 7'4 (2.69m x 2.24m)

**BEDROOM ONE**

10'3 x 9'11 (3.12m x 3.02m)

**BEDROOM TWO**

11'8 x 9'1 (3.56m x 2.77m)

**SHOWER ROOM**

8'9 x 6'5 (2.67m x 1.96m)

**QUANTUM & ELECTRIC HEATING**

**WOOD DOUBLE GLAZED WINDOWS**

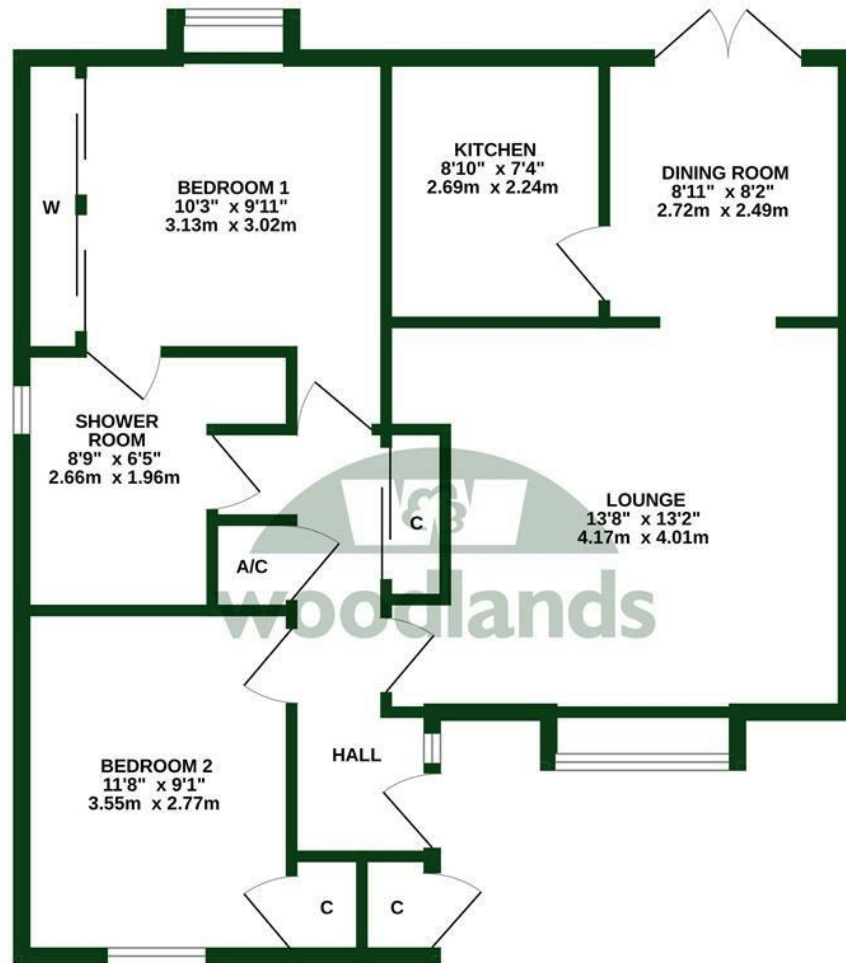
**PATIO**

**OFF ROAD PARKING FOR ONE CAR**

**MAINTENANCE: £2,358.84 PER ANNUM**



GROUND FLOOR  
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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