



4 NIGHTINGALE CLOSE, REDHILL, SURREY, RH1 5QQ

£350,000

FREEHOLD

***** UNIQUE, ONE BEDROOM DETACHED BUNGALOW, WITH
OFF ROAD PARKING AND A PRIVATE GARDEN *****

Tucked away in the corner of this small mews development, this superb detached bungalow has a lovely south facing garden and EV charging.

Through the front door there is a generous hallway, complete with a large built in cupboard. You have a double bedroom, with two windows overlooking the garden, a well appointed bathroom and a stylish, open plan living/kitchen space, that has direct access to the south facing garden.

Nearby you have the benefit of a local parade of shops for all your everyday needs, as well as a number of food outlets. In addition, you are only a short walk from public transport, such as bus links to Redhill, Reigate and Horley, and mainline Trains to Gatwick and central London.

USE POST CODE RH1 5DF FOR SAT NAV OR WHAT THREE
WORDS DEMAND.ACTED.GLUE

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|------------------------------|----------------------------|
| ■ DETACHED BUNGALOW | ■ DOUBLE BEDROOM |
| ■ OPEN LOUNGE/DINING/KITCHEN | ■ BATHROOM |
| ■ HALLWAY | ■ SOUTH FACING REAR GARDEN |
| ■ 10 YEAR WARRANTY | ■ EV CHARGING |
| ■ COUNCIL TAX BAND: TBC | ■ EPC RATING: C |





ROOM DIMENSIONS:

FRONT DOOR

ENTRANCE HALL

12'0 x 6'10(max) 3'6(min) (3.66m x 2.08m(max)
1.07m(min))

LOUNGE/DINING/KITCHEN

19'8 x 12'11 (5.99m x 3.94m)

DOUBLE BEDROOM

14'8 x 9'0 (4.47m x 2.74m)

BATHROOM

6'11 x 6'2 (2.11m x 1.88m)

UNDERFLOOR HEATING

DOUBLE GLAZED WINDOWS

SOUTH FACING REAR GARDEN

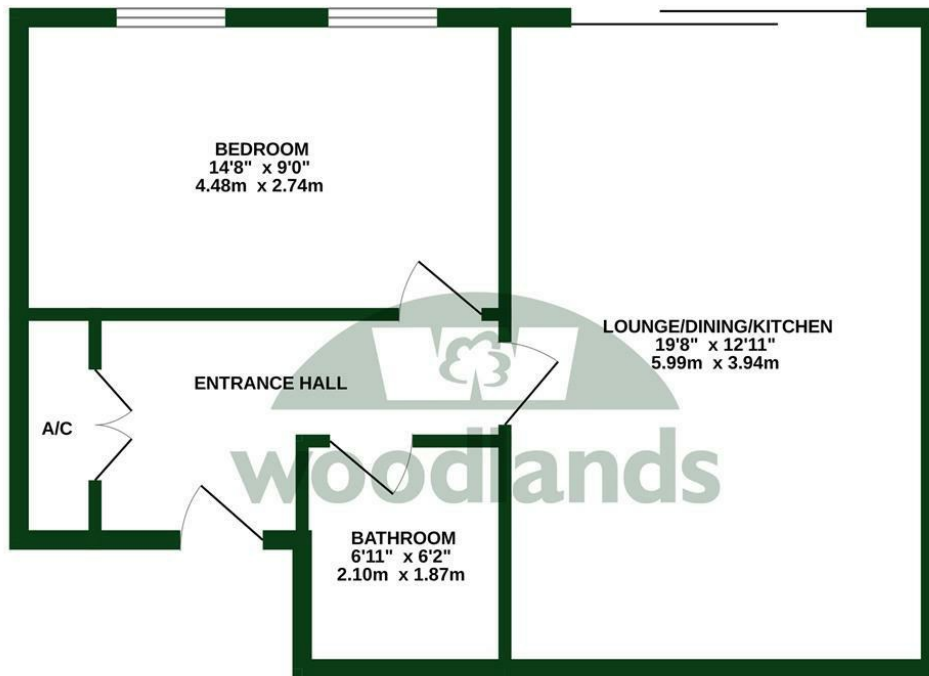
OFF ROAD PARKING FOR ONE CAR

EV CHARGING POINT

SERVICE CHARGE: £150 PER ANNUM



GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 510 sq.ft. (47.4 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		92
(81-91) B	78	
(69-80) C		
(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	

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