

## 25 NASH DRIVE, REDHILL, SURREY, RH1 1LH £440,000 FREEHOLD

\*\*\* SPACIOUS TOWN HOUSE LOCATED CLOSE TO REDHILL TOWN AND STATION, WITH PARKING AND AN INTEGRAL GARAGE \*\*\*

This two/three bedroom property is situated in a cul de sac only a short walk from Redhill's bustling town centre.

On the ground floor there is an entrance hall with a cloakroom, a door into the integral garage. At the rear there is a garden room or potential third bedroom, and a store room off the garage, both of which have doors opening to the garden. On the first floor there is a bright landing area, a generous size modern kitchen to the front, with a range of integrated appliances, some of which are new and unused. You also have a large, open plan living space, with a double glazed window at the rear and stairs to the second floor. You have two bedrooms on the top floor, one of which being very spacious and has been converted into two bedrooms in other houses of this design. There is also loft access and a family bathroom.

To the front there is off road parking, a custom built bin store, and an up and over door to the tandem garage. At the rear you have a west facing garden, which measure around 25ft, and is low maintenance.

Redhill train station is a mere half a mile away, and offers an impressive range of service to central London, Guildford, Reading, Gatwick and Tonbridge. Within the town centre there is a regular local market, shopping centre, Sainsburys superstore, multi screen cinema complex and a number of pubs, restaurants and coffee shops.

- SPACIOUS TOWN HOUSE
- MODERN KITCHEN
- INTEGRATED APPLIANCES
- GARAGE
- COUNCIL TAX BAND: E

- NO CHAIN
- TWO/THREE BEDROOMS
- OFF ROAD PARKING
- CLOSE TO TOWN
- EPC RATING: D













## **ROOM DIMENSIONS:**

ENTRANCE HALL 16'11 x 6'2 (5.16m x 1.88m)

**CLOAKROOM** 6'7 x 2'9 (2.01m x 0.84m)

GARDEN ROOM/BEDROOM THREE 9'6 x 8'10 (2.90m x 2.69m)

**STORE ROOM** 9'9 x 5'3 (2.97m x 1.60m)

FIRST FLOOR

LOUNGE/DINING ROOM 18'3 x 15'1 (5.56m x 4.60m)

**KITCHEN** 9'11 x 8'6 (3.02m x 2.59m)

SECOND FLOOR

LANDING

**BEDROOM ONE** 15'1 x 11'0 (4.60m x 3.35m)

**BEDROOM TWO** 15'1 x 8'7 (4.60m x 2.62m)

**BATHROOM** 6'4 x 6'3 (1.93m x 1.91m)

**GAS WARM AIR HEATING** 

**DOUBLE GLAZED WINDOWS** 

**REAR GARDEN** 

16'5 x 8'7 (5.00m x 2.62m)

OFF ROAD PARKING FOR ONE CAR



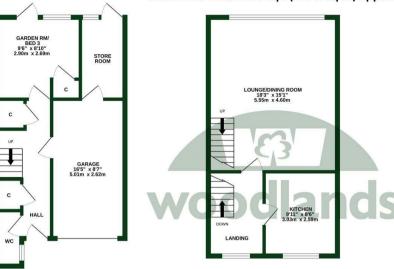


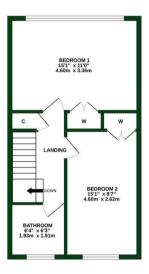




GROUND FLOOR 408 sq.ft. (37.9 sq.m.) approx. 1ST FLOOR 429 sq.ft. (39.9 sq.m.) approx. 2ND FLOOR 429 sq.ft. (39.9 sq.m.) approx.

## Total Floor area 1265 sq f (117.6 sq m) approx.





## TOTAL FLOOR AREA: 1265 sq.ft. (117.6 sq.m.) approx.

Whist every attempt has been made to ensure the accuracy for the thoughan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and appliances shown have not been rested and no guarantee as to their operability or efficiency can be given.









Zoopla





propertymark

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) B			00
(69-80) C			80
(55-68)		61	
(39-54)			
(21-38)			
(1-20)	6		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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