



# 12 Sparrowsmead.

Redhill

Guide Price £595,000



## 12 Sparrowsmead

This beautiful four-bedroom family home benefits from a double story side extension and offers amazing space with its open plan kitchen/family room which leads out to the rear garden. A separate dual aspect lounge which is bright and airy and also leads out to the rear garden and via a side gate to the parking space and garage en-bloc. To the first floor are the four bedrooms, two to the front aspect and two overlooking the rear garden. The modern family bathroom is also on this floor. This property is situated on a sought-after development just a 'stone's throw away' from the town and station, yet not affected by the hustle and bustle of town life. The accommodation also includes a downstairs cloakroom/wc and the rear garden is mainly laid to lawn with a patio area. Gated side access leads to your own off road parking space and a garage en-bloc.

Council Tax band: D

Tenure: Freehold

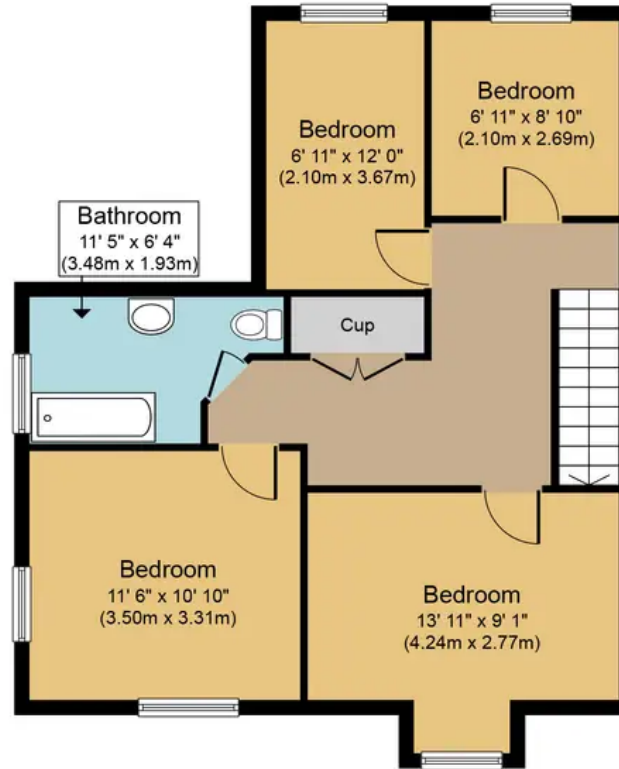
- Extended Four Bedroom Family Home
- Open Plan Kitchen/family Room
- Cloakroom/wc
- Garage And Off Road Parking
- Convenient For Redhill Station And Town Center
- Good Size Rear Garden



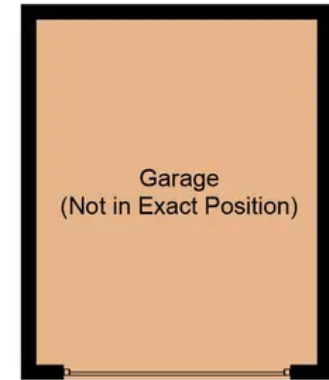




**Ground Floor**  
Approximate Floor Area  
676 sq.ft.  
(62.8 sq.m.)



**First Floor**  
Approximate Floor Area  
647 sq.ft.  
(60.1 sq.m.)



**Garage**

**Sparrowmead, RH1**  
**Approx. Gross Internal Floor Area 1,323 sq.ft. (122.9 sq.m.)**



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.