



Connells

Colman Way
Redhill

Colman Way Redhill RH1 2BD

for sale

£450,000 - £475,000 guide price



Perfectly positioned for families, this three-bedroom semi-detached home is ideally located within easy reach of highly regarded schools, the town centre, the train station, and access to nearby open green spaces. Thoughtfully updated and well-maintained, the property offers a blend of modern living and practical family-friendly spaces.

Upon entering, you are welcomed into a bright and inviting sitting room, featuring built-in storage that maximizes space and functionality.

An open-plan kitchen/dining area provides an excellent space for entertaining and family life. Boasting a dual aspect that fills the room with natural light, this beautifully designed space is perfect for hosting, cooking, and relaxing.

Ascend to the first floor where you will find two generously sized double bedrooms, both benefiting from built-in wardrobes, and a smaller third bedroom.

The modern family bathroom has been tastefully updated with contemporary fittings, ensuring a stylish and comfortable environment.

Externally, the property truly shines with its southerly facing rear garden. A decked entertaining space provides the perfect setting for outdoor dining, while an expanse of lawn offers an enjoyable play area for children. There is a brick-built store shed and a bespoke garden office, providing a private and peaceful workspace for remote working or creative pursuits.

To the front of the property, a spacious driveway offers off-road parking for multiple vehicles, ensuring convenience.



Ground Floor

Entrance Hallway

Living Room

13' 2" x 11' 10" (4.01m x 3.61m)

Kitchen/Dining Room

20' 2" x 8' 11" (6.15m x 2.72m)

First Floor

Landing

Bedroom One

13' 1" Into door recess x 12' 8" Max (3.99m Into door recess x 3.86m Max)

Bedroom Two

12' 10" Into door recess x 8' 6" Plus built in wardrobes (3.91m Into door recess x 2.59m Plus built in wardrobes)

Bedroom Three

8' 11" Max x 7' 7" Max (2.72m Max x 2.31m Max)

Bathroom

7' 7" x 5' 4" (2.31m x 1.63m)

Outside

Rear Garden

Brick Built Store Shed

10' 8" x 4' 11" (3.25m x 1.50m)

Garden Office

11' 3" x 9' 1" (3.43m x 2.77m)

Driveway Parking









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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43 Station Road
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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