

Connells

Colman Way Redhill

£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

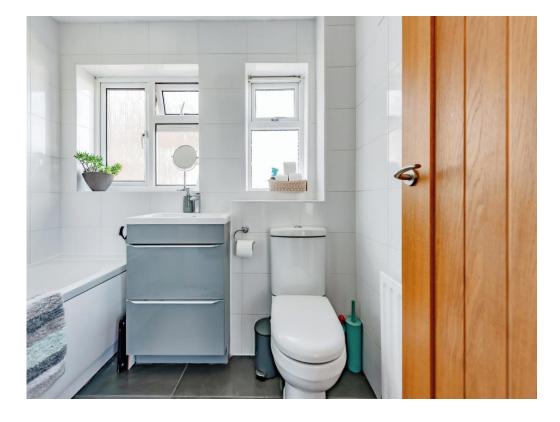
#### **Brick Built Store Shed**

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

#### **Garden Office**

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

# **Driveway Parking**







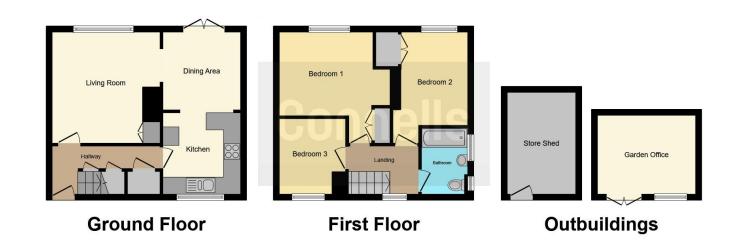












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EPC Rating: C Council Tax Band: D

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Tenure: Freehold



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