



Connells

Kingsfield Way
Redhill



Situated within a modern development, this attractive townhouse offers well-planned accommodation set across three floors. The property enjoys a highly convenient position close to transport links, local shops, and a choice of nearby schools, making it an excellent option for both families and professionals.

Upon entering, the hallway provides access to a ground floor W.C. The kitchen is positioned to the front and is fitted with a range of high-gloss units, worktop space and a selection of integrated appliances.

The rear of the property opens into a superb open-plan living, dining and family room. This versatile area offers ample room for relaxation and entertaining, with doors leading directly out to the garden.

The first floor provides a comfortable balance of bedrooms and bathrooms. A double bedroom enjoys the use of its own en-suite shower room, while two additional bedrooms offer flexibility and are service by a family bathroom.

Occupying the entire top floor, the primary suite provides a private retreat. This generous space features a walk-in closet, an additional built-in wardrobe and an en-suite shower room, creating a luxurious feel with ample storage and a sense of separation from the rest of the home.

Outside, the enclosed rear garden is low maintenance, laid with artificial lawn and a rear access gate adds convenience. To the front, the property benefits from an allocated parking space, with further visitor bays located within the development.



Ground Floor

Entrance Hallway

W.C

Kitchen

15' 1" Into bay x 7' 6" (4.60m Into bay x 2.29m)

Living Area

18' 5" x 14' 7" (5.61m x 4.45m)

Dining Area

14' 6" x 8' 2" (4.42m x 2.49m)

First Floor

Landing

Bedroom Two

14' 1" x 8' 3" (4.29m x 2.51m)

En-Suite Shower Room

8' 2" x 3' 11" (2.49m x 1.19m)

Bedroom Three

12' x 8' 1" (3.66m x 2.46m)

Bedroom Four

9' 6" x 5' 11" (2.90m x 1.80m)

Bathroom

8' 6" x 6' 2" (2.59m x 1.88m)

Second Floor

Bedroom One

16' 7" Plus walk in wardrobe x 11' 2" Plus built in wardrobe (5.05m Plus walk in wardrobe x 3.40m Plus built in wardrobe)

En-Suite Shower Room

7' 2" x 5' 6" (2.18m x 1.68m)

Outside

Rear Garden

One Allocated Parking Space

Visitor Parking Spaces









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

To view this property please contact Connells on

T 01737 774 277
E redhill@connells.co.uk

43 Station Road
 REDHILL RH1 1QH

EPC Rating: Awaited
 Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/RED408378



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: RED408378 - 0002