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woodlands

6 NIGHTINGALE CLOSE, REDHILL, SURREY, RH1 5QQ
£549,500
FREEHOLD

*** SUPERB, FOUR BEDROOM SEMI DETACHED PROPERTY WITH AN ATTACHED GARAGE AND TWO PARKING SPACES ***

This generous, four double bedroom family home benefits from being thoughtfully arranged over three floors, and has the added bonus of an attached garage two parking spaces.

Through the front door you have an entrance hall with built in storage. There is a study with a double glazed window to the front and a door through to a combined cloakroom and utility. At the rear you have a spacious open plan area that has sliding door access to the garden, a stylish kitchen with integrated appliances, and a side door for easy access to the rear of the garage. The first floor has three double bedrooms and a family bathroom, then on the second floor there is another double bedroom, complete with built in storage and an en-suite shower room.

There is a west facing rear garden, with both lawn and decking, and a pedestrian access door into the attached garage. Within the garage there is the combi boiler, and you have a powered roller door to the front.

Nearby you have the benefit of a local parade of shops for all your everyday needs, as well as a number of food outlets. In addition, you are only a short walk from public transport, such as bus links to Redhill, Reigate and Horley, and mainline Trains to Gatwick and central London.

USE POST CODE RH1 5DF FOR SAT NAV OR WHAT THREE WORDS DEMAND.ACTED.GLUE

- **LAST ONE REMAINING!**
- **FOUR DOUBLE BEDROOMS**
- **STUDY & UTILITY ROOM**
- **WEST FACING GARDEN**
- **COUNCIL TAX BAND: E**
- **SPACIOUS HOME**
- **BATHROOM AND ENSUITE**
- **GARAGE AND PARKING X 2**
- **10 YEAR WARRANTY**
- **EPC RATING: C**

ROOM DIMENSIONS:

ENTRANCE HALL
11'0 x 4'1 (3.35m x 1.24m)

CLAOKROOM
8'0 x 3'10 (2.44m x 1.17m)

LOUNGE/DINING/KITCHEN
21'10 x 18'4 (6.65m x 5.59m)

STUDY
7'10 x 6'9 (2.39m x 2.06m)

FIRST FLOOR

LANDING

BEDROOM TWO
17'3 x 9'3 (5.26m x 2.82m)

BEDROOM THREE
10'7 x 9'3 (3.23m x 2.82m)

BEDROOM FOUR
12'0 x 7'3 (3.66m x 2.21m)

FAMILY BATHROOM
7'3 x 7'0 (2.21m x 2.13m)

SECOND FLOOR

LANDING

BEDROOM ONE
13'6 x 12'4 (4.11m x 3.76m)

ENSUITE SHOWER ROOM
6'6 x 5'11 (1.98m x 1.80m)

GAS CENTRAL HEATING

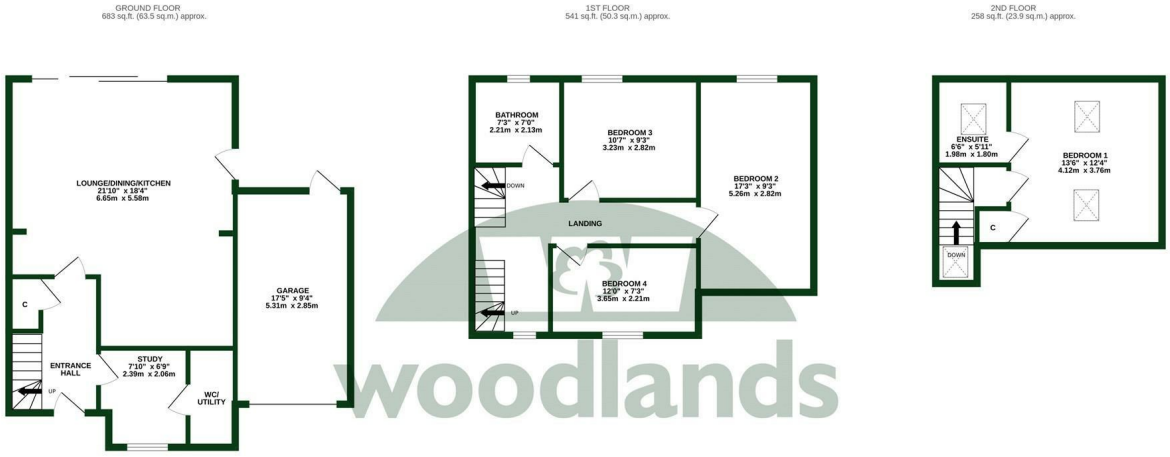
DOUBLE GLAZED WINDOWS

40FT GARDEN

GARAGE
17'5 x 9'4 (5.31m x 2.84m)

OFF ROAD PARKING FOR TWO CARS

SERVICE CHARGE: £150 PER ANNUM



TOTAL FLOOR AREA : 1482 sq.ft. (137.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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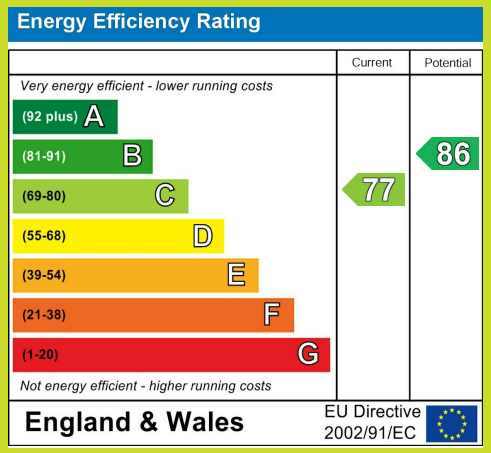

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