



47 COLESMEAD ROAD, REDHILL, SURREY, RH1 2EN

£580,000
FREEHOLD

*** SUPERB FAMILY HOME WITH FOUR DOUBLE BEDROOMS, OFF ROAD PARKING AND A LOVELY GARDEN ***

located less than a mile to the north of Redhill town centre, close to great schools and opposite extensive green space, this well presented family home is a superb find.

On the ground floor there is an entrance hall, with ample storage beneath the stairs. There is a comfortable living space, with a fireplace and an opening to a separate dining area. At the rear there is a large conservatory, with direct access to the garden, and to the front you have a stylish, modern kitchen, which overlooks the park and has a door to a covered side access with doors front and rear, a downstairs toilet and a good size utility/store room. On the first floor there are three double bedrooms and a family bathroom, then on the top floor there is a superb main bedroom, which is dual aspect and has a large window to the rear and Velux windows to the front, with the added benefit of a contemporary en-suite shower room.

Outside you have a driveway to the front for parking, as well as a lawn garden with hedged boundaries. To the rear there is an 80ft garden, which has a sunny south/westerly elevation, with a patio area, extensive lawns and a greenhouse.

Nearby you will find some great schools, including St Bedes and Royal Alexander and Albert. There are some local shops, however Redhill's bustling town centre is only a short walk, with it's high street shops, weekly market, shopping centre, and modern, multi screen cinema, not to mention excellent transport links, including mainline train services to central London, Gatwick and Reading.

- FOUR DOUBLE BEDROOMS
- GREAT LIVING SPACE
- SOUTH FACING GARDEN
- CLOSE TO SCHOOLS
- COUNCIL TAX BAND: D
- SUPERB LOFT CONVERSION
- BATHROOM, ENSUITE & CLOAKROOM
- OFF ROAD PARKING
- HALF A MILE TO TOWN
- EPC RATING: E





ROOM DIMENSIONS:

ENTRANCE HALL
8'10 x 7'11 (2.69m x 2.41m)

CLOAKROOM
5'5 x 2'7 (1.65m x 0.79m)

LOUNGE
11'11 x 11'4 (3.63m x 3.45m)

DINING ROOM
11'3 x 8'11 (3.43m x 2.72m)

KITCHEN
12'11 x 8'10 (3.94m x 2.69m)

CONSERVATORY
17'7 x 9'3 (5.36m x 2.82m)

UTILITY ROOM
11'8 x 5'6 (3.56m x 1.68m)

FIRST FLOOR

LANDING

BEDROOM ONE
15'1 x 13'8 (4.60m x 4.17m)

ENSUITE SHOWER ROOM
11'0 x 4'0 (3.35m x 1.22m)

BEDROOM TWO
11'0 x 8'11 (3.35m x 2.72m)

BEDROOM THREE
11'3 x 8'11 (3.43m x 2.72m)

BEDROOM FOUR
11'10 x 8'8(max) (3.61m x 2.64m(max))

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

80FT REAR GARDEN

OFF ROAD PARKING





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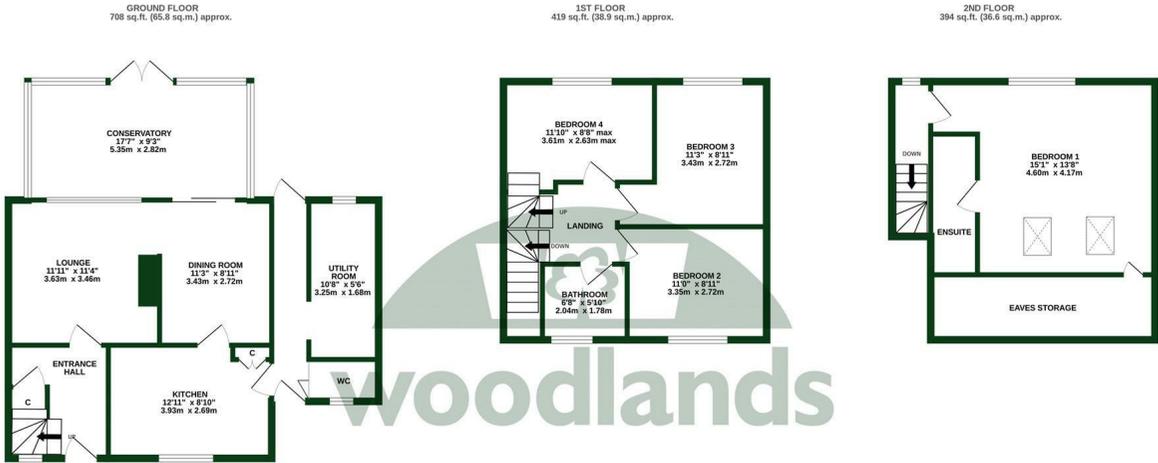
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TOTAL FLOOR AREA : 1521 sq.ft. (141.3 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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