THOMAS & MAY

ESTATE AGENTS

1 Laxton Gardens, Redhill, RH1 3NJ

Asking Price £415,000

A recently refurbished three double bedroom property offered to the market with off street parking to the rear, 15' x 11' sitting room, 19' x 12' kitchen/dining room, downstairs cloakroom, double glazing, central heating, family bathroom, South facing rear garden and NO ONWARD CHAIN. The property is located in Merstham with a good choice of schools, local shops, mainline railway station providing good commuter links to London, Gatwick and the South coast and the M23/25 which can be accessed at the Hooley Interchange Junction 7. Bus routes serve nearby Redhill town centre which offers more comprehensive facilities including a good choice of shops, bars and restaurants.

FRONT DOOR
Leading through to:

ENTRANCE PORCH
Light, double glazed obscured door giving access to:

ENTRANCE HALL
Stairs leading to first floor landing, understairs recess area, cupboard housing fuse board and meter, radiator, wood style flooring, door to:

SITTING ROOM 15'7 x 11'3 (4.75m x 3.43m)
Front aspect Upvc double glazed window, radiator, power points, dimmer switch, media point, door to:

KITCHEN/DINING ROOM 19'9 x 12'1 (6.02m x 3.68m)
Rear aspect Upvc double glazed patio doors giving access to patio, rear garden and parking, rear aspect Upvc double glazed windows overlooking garden, a range of wall mounted and base level units, roll top wooden work surface, stainless steel sink with mixer tap, built in electric oven and grill, built in electric hob with extractor hood over, fridge, freezer. dishwasher, washing machine, wall mounted Worcester boiler, power points, radiator, door to:

INNER LOBBY
Tiled floor, leading to:

DOWNSTAIRS CLOAKROOM
Comprising low level WC, inset wash hand basin with chrome style mixer tap, chrome heated towel rail, tiled splash-back, extractor, continuation of tiled floor.

STAIRS LEADING TO FIRST FLOOR LANDING
Access to loft via hatch, door to:

FAMILY BATHROOM
A white three piece suite comprising low level WC, vanity unit with inset wash hand basin and chrome style mixer tap, panel enclosed bath with mixer tap and separate shower over bath, tiled floor, tiled walls, chrome heated towel rail, wall mounted mirror, down-lighters, rear aspect obscured Upvc double glazed window.

MAIN BEDROOM 13'0 x 11'2 (3.96m x 3.40m)
Rear aspect Upvc double glazed window, radiator, power points.

BEDROOM 2 11'5 x 10'11 (3.48m x 3.33m)
Front aspect Upvc double glazed window, radiator, power points.

BEDROOM 3 11'6 x 11'1 (3.51m x 3.38m)
Front aspect Upvc double glazed window, radiator, power points.

OUTSIDE

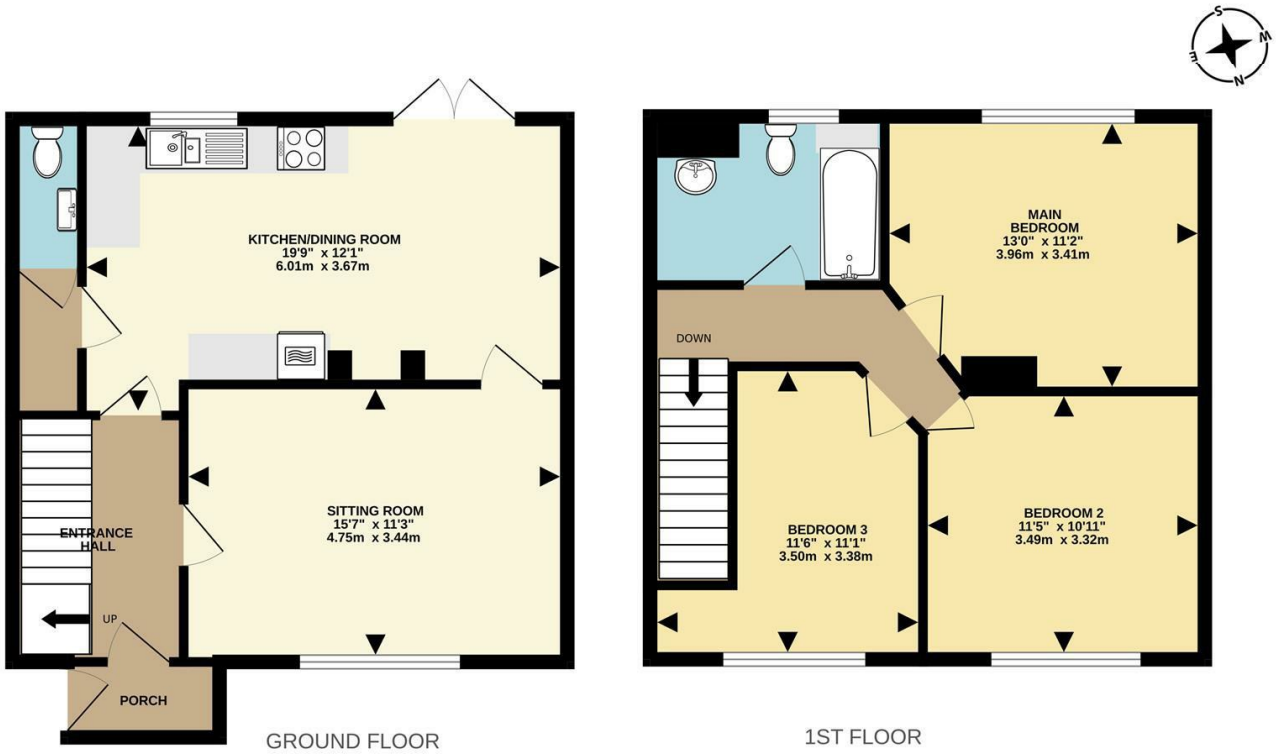
SOUTH FACING REAR GARDEN

GATED REAR ACCESS TO:
Block paved driveway providing OFF STREET PARKING and rear access to rear garden.

FRONT GARDEN
Lawn areas, picket fence, pathway leading to front door.

COUNCIL TAX BAND D

Floor Plan



TOTAL FLOOR AREA : 990sq.ft. (92.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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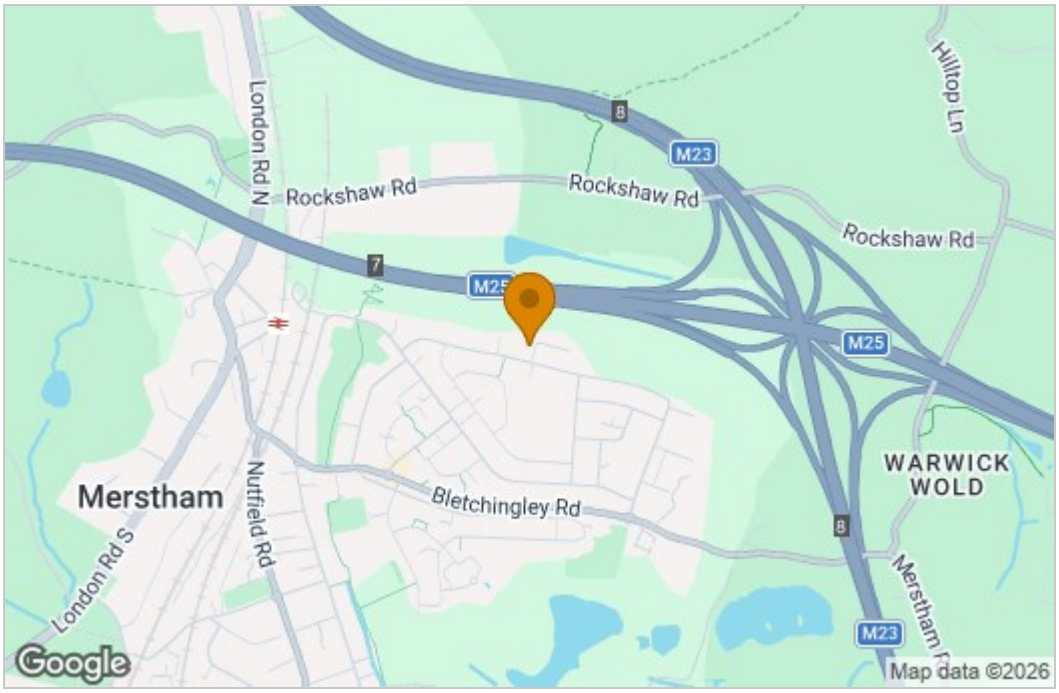
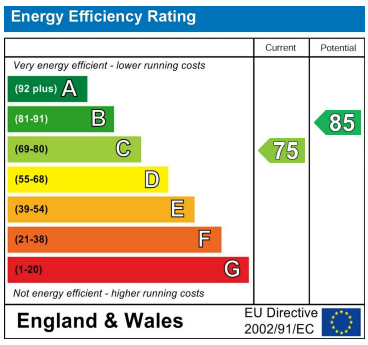
Area Map



Energy Efficiency Graph



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