



85 GATTON PARK ROAD, REDHILL, SURREY, RH1 2DZ

£535,000

FREEHOLD

Extended family home, that offers 3/4 bedrooms, a lovely south facing garden and ample off road parking.

Located opposite Gatton Park and within a short walk of both St Bedes and Royal Alexander and Albert schools, this well presented semi detached house benefits from no onward chain and excellent living space.

Through the front door there is an entrance hall with a window to the side, storage under the stairs and a wet room. There is a reception room to the front with a bay window, that is current used as another bedroom. At the rear you have a bright, dual aspect space which comprises living, dining and kitchen areas, large bi-folding doors and a lantern skylight. On the first floor there are three bedrooms and a stylish shower room.

To the front there is a driveway for at least two cars, a gated side access leads through to a 70ft, south facing garden with a patio area, fenced boundaries and a timber cabin at the foot of the garden.

You have a local shop just around the corner, and Redhill town itself is just a mile away, where you have a broad selection of shops, weekly local market, multi screen cinema and leisure complex and a number of exciting new restaurants. In addition, Redhill train station offer superb services to central London, Gatwick, Reading and Tonbridge.

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|------------------------------|-----------------------|
| ■ EXTENDED HOME | ■ SOUTH FACING GARDEN |
| ■ BRIGHT KITCHEN/FAMILY ROOM | ■ THREE BEDROOMS |
| ■ SHOWER ROOM AND WET ROOM | ■ OFF ROAD PARKING |
| ■ OUTBUILDING | ■ CLOSE TO SCHOOLS |
| ■ COUNCIL TAX BAND: D | ■ EPC RATING: C |





ROOM DIMENSIONS:

ENTRANCE HALL

13'5 x 5'7 (4.09m x 1.70m)

WET ROOM

7'4 x 2'2 (2.24m x 0.66m)

LOUNGE

12'3 x 12'1 (3.73m x 3.68m)

KITCHEN/DINING/FAMILY ROOM

24'2 x 18'2 (7.37m x 5.54m)

FIRST FLOOR

LANDING

8'6 x 7'3 (2.59m x 2.21m)

BEDROOM ONE

13'0 x 10'10 (3.96m x 3.30m)

BEDROOM TWO

12'1 x 10'10 (3.68m x 3.30m)

BEDROOM THREE

9'0 x 7'2 (2.74m x 2.18m)

SHOWER ROOM

7'0 x 7'0 (2.13m x 2.13m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

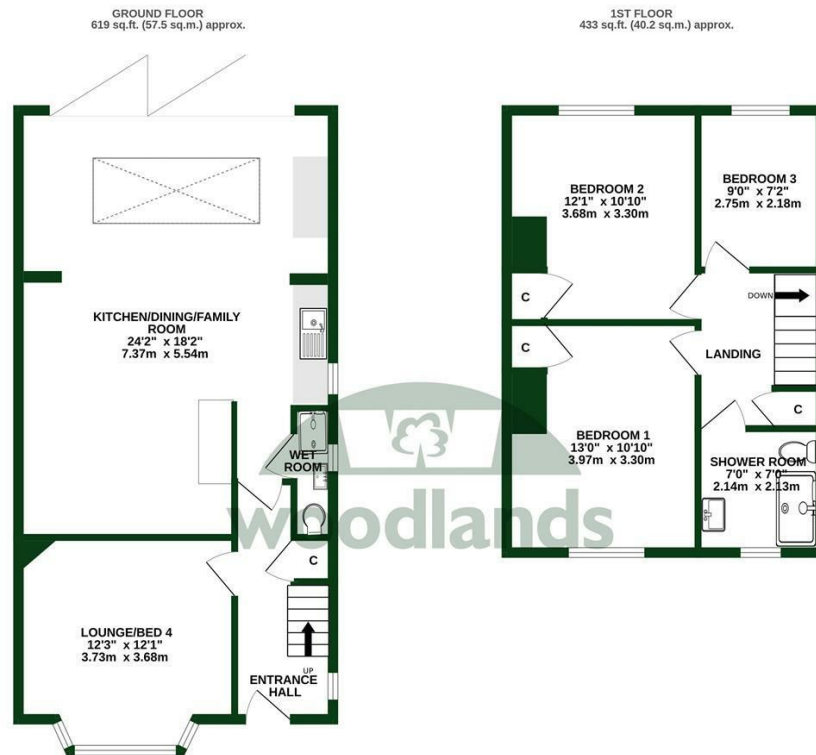
70FT REAR GARDEN

CABIN

13'9 x 12'3 (4.19m x 3.73m)

OFF ROAD PARKING





TOTAL FLOOR AREA : 1052 sq.ft. (97.7 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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