



barnard marcus

**St. Annes Drive North, Redhill RH1 1TR**



**welcome to**

## **St. Annes Drive North, Redhill**

This spacious townhouse has flexible accommodation over three floors. On the ground floor you have a large integral garage with scope to convert into reception space or a large bedroom (Change of use).

There is a study/bedroom 3 with a downstairs cloak and shower room. The utility opens to a rear terrace low maintenance garden.

On the first floor you have Kitchen/breakfast room at the rear and a lounge/dining room at the front. The top floor offers two double bedrooms both with ensuites.

The development offers large communal space including children's play parks and open grass space with pond and fountain.

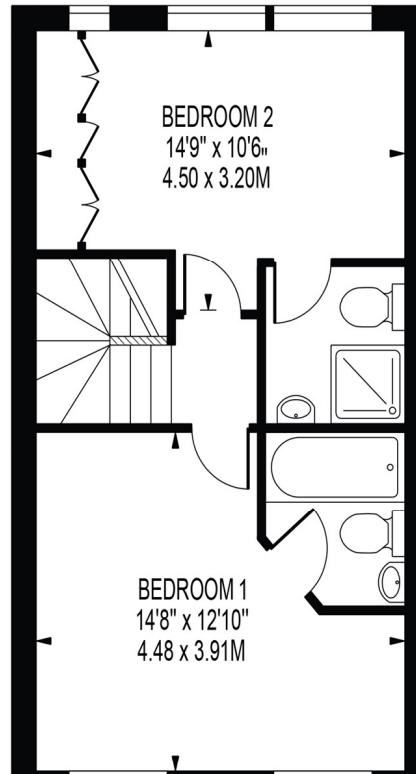
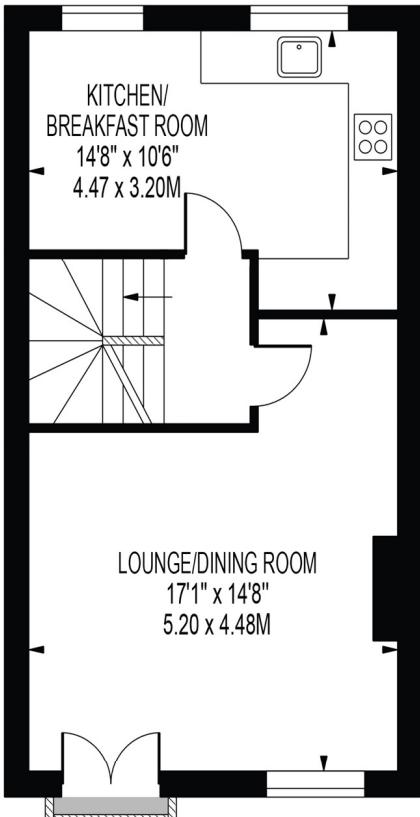
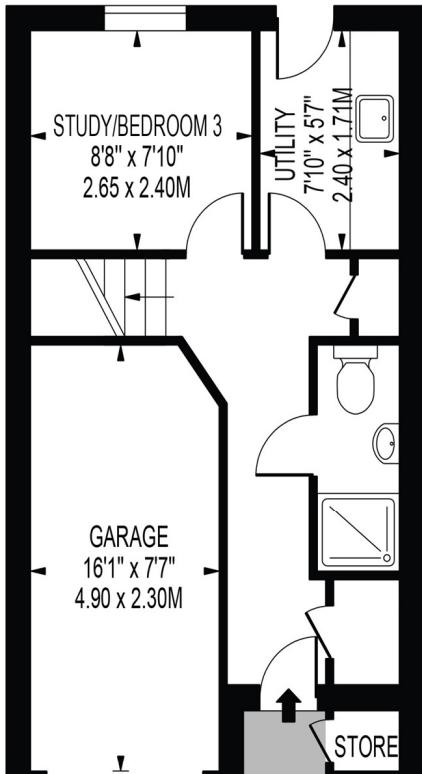


# ST. ANNE'S DRIVE NORTH

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1092 SQ FT - 101.44 SQ M

(EXCLUDING GARAGE & STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 120 SQ FT - 11.11 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

## St. Annes Drive North, Redhill

- Three-bedroom modern townhouse close to Redhill town centre and mainline railway station
- Off road parking plus large integral garage with scope to convert (change of use)
- Ground floor bedroom with shower room
- The living space is located on the 1st floor with a spacious lounge/dining room and Kitchen/breakfast room
- Terraced rear garden. Communal gardens and play park for young families

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

**£475,000**



**view this property online** [barnardmarcus.co.uk/Property/RDH103892](http://barnardmarcus.co.uk/Property/RDH103892)

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
RDH103892 - 0005

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the postcode not the actual property



**01737 769062**



redhill@barnardmarcus.co.uk



27 Station Road, REDHILL, Surrey, RH1 1QH



**barnardmarcus.co.uk**