



7 GUMBRELL MEWS, REDHILL, SURREY, RH1 1TG
£425,000

*** PROPERTY VISIT AVAILABLE ***

WELL PROPORTIONED TOWN HOUSE WITH AN INTEGRAL GARAGE AND OFF ROAD PARKING PRESENTED IN GOOD ORDER THROUGHOUT.

Located within easy reach of Redhill town and station within the Park 25 development, this four bedroom three storey home is spacious and conveniently located.

On the ground floor you have a spacious entrance hall with ample room for coats and shoes as well as built in storage and a WC. At the rear is a bright open plan kitchen and dining space which has a glazed pitched roof and direct access to the rear garden. On the first floor there is a living room which has a Juliet balcony to the front and off the landing there is a cloakroom and then two bedrooms to the rear. On the top floor there are two good size double bedrooms both of which have fitted wardrobes, the larger of which having the benefit of an en-suite shower room and the second bedroom having access to a Jack and Jill bathroom.

Outside there is a parking space to the front and a good size integral garage with an up and over door. A side access leads into the rear garden which has been landscaped for low maintenance and measures around 30ft.

At the start of the development there is a handy convenience store for all your daily requirements and a number of well tended green spaces and playgrounds within the development itself. In addition Redhill town centre with its wide range of shops and amenities is less than a mile away also as well as Redhill mainline train station which is a short walk away and offers links to London and Gatwick.

DIRECTIONS : From Redhill follow St Annes Drive to the end and at the roundabout take the second exit onto Foxboro Road. Follow the road around the left hand bend and Gumbrell Mews is the second right.

- **SPACIOUS HOME**
- **LOUNGE**
- **CLOAKROOM**
- **END OF TERRACE**
- **PRIVATE GARDEN**
- **FOUR BEDROOMS**
- **KITCHEN/DINING ROOM**
- **INTEGRAL GARAGE**
- **OFF ROAD PARKING**
- **CLOSE TO TOWN**





ROOM DIMENSIONS:

ENTRANCE HALL

CLOAKROOM

KITCHEN/DINER

14'6" x 14'5" (4.42m x 4.39m)

FIRST FLOOR

LOUNGE

14'8" x 12'8" (4.47m x 3.86m)

BEDROOM THREE

7'11" x 8'8" (2.41m x 2.64m)

BEDROOM FOUR

5'7" x 11'5" (1.70m x 3.48m)

W.C

SECOND FLOOR

BEDROOM ONE

12'8" x 12'8" (3.86m x 3.86m)

EN-SUITE

5'6" x 6'1" (1.68m x 1.85m)

BEDROOM TWO

12'6" x 10'9" (3.81m x 3.28m)

BATHROOM

5'7" x 7'3" (1.70m x 2.21m)

OUTSIDE

OFF ROAD PARKING

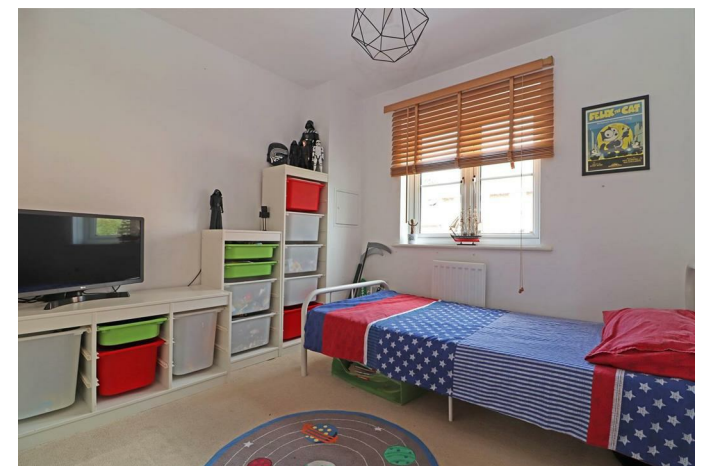
INTEGRAL GARAGE

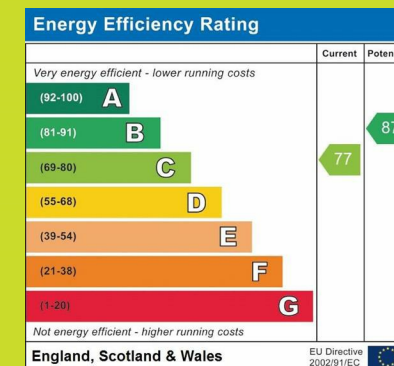
7'10" x 16'9" (2.39m x 5.11m)

PRIVATE REAR GARDEN

MAINTENANCE CHARGE: £500 PER ANNUM

COUNCIL TAX: BAND E.

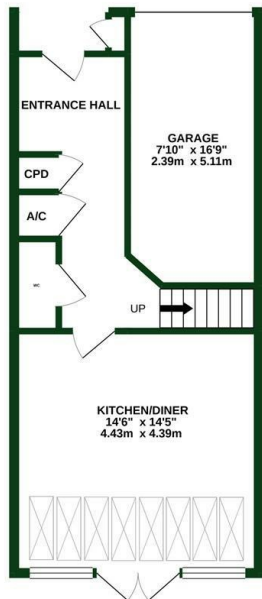




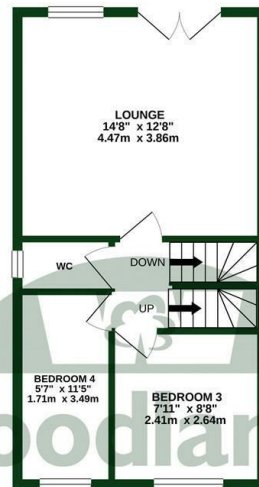
To view this property please call 01737 771777

www.woodlands-estates.co.uk

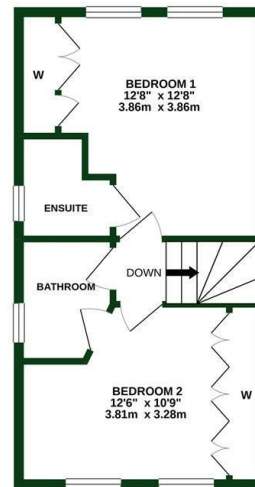
GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



2ND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1300 sq.ft. (120.8 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.
Made with Metropix ©2020

These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.