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8 GUMBRELL MEWS, REDHILL, SURREY, RH1 1TG
£500,000
FREEHOLD

Spacious and versatile townhouse, with an excellent kitchen/dining space, south facing garden and integral garage.

Located in a small cul de sac within a modern development, this generous three storey home offers ideal space for a growing family.

On the ground floor there is an entrance hall with plenty of space for coats and shoes. Down the hall there is built in storage and a WC. To the rear there is a bright, open plan kitchen/dining/living space, perfect for social gatherings and family dinners, with the added benefit of direct access to the garden. Up on the first floor you have a large lounge, complete with a Juliet balcony to the front. In addition there are two bedrooms and a WC on this floor. Up to the top floor you will find two double bedrooms, one of which having access to a Jack and Jill bathroom, the other benefitting from an en-suite shower room.

Outside there is off road parking to the front, with access via an up and over door to the integral garage. At the rear is a low maintenance garden, which has a southerly aspect, fenced boundaries, a patio area and a side access gate.

Park 25 has a range of well kept green spaces, children's play areas and a convenience store at the entrance to the development.

Redhill town centre, which offers a wide range of shops and amenities, is only a short walk, as is the superbly well served train station, which has frequent, direct links to central London, getting you to the capital in as little as 29 minutes. You can also access Gatwick airport with ease, as well as Guildford, Reading and Tonbridge.

Redhill also benefits from some highly regarded schools, and easy access to both the M25 and M23.

- **SPACIOUS HOME**
- **LARGE LOUNGE**
- **SOUTH FACING GARDEN**
- **PARKING**
- **COUNCIL TAX BAND: E**
- **FOUR BEDROOMS**
- **KITCHEN/DINING ROOM**
- **INTEGRAL GARAGE**
- **NO CHAIN**
- **EPC RATING: C**

ROOM DIMENSIONS:

GROUND FLOOR:

ENTRANCE HALL
16'3 x 6'0 (4.95m x 1.83m)

CLOAKROOM
5'6 x 2'9 (1.68m x 0.84m)

KITCHEN/DINER
14'6 x 14'4 (4.42m x 4.37m)

FIRST FLOOR:

LOUNGE
14'7 x 12'9 (4.45m x 3.89m)

WC
5'7 x 3'1 (1.70m x 0.94m)

BEDROOM THREE
8'8 x 8'0 (2.64m x 2.44m)

BEDROOM FOUR/STUDY
11'4 x 5'7 (3.45m x 1.70m)

SECOND FLOOR:

BEDROOM ONE
14'7 x 12'8 (4.45m x 3.86m)

ENSUITE SHOWER ROOM
6'1 x 5'7 (1.85m x 1.70m)

BEDROOM TWO
14'8 x 8'6 (4.47m x 2.59m)

JACK & JILL BATHROOM
7'3 x 5'7 (2.21m x 1.70m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

25FT REAR GARDEN

PARKING FOR ONE CAR

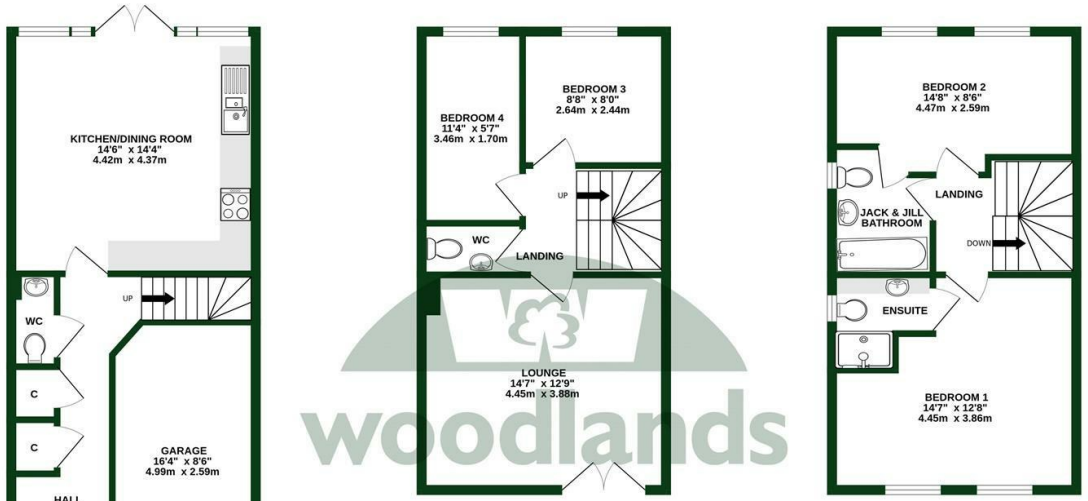
GARAGE
16'4 x 8'6 (4.98m x 2.59m)

ESTATE CHARGE: £800 PER ANNUM

GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.4 sq.m.) approx.

2ND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 1270 sq.ft.(118.0 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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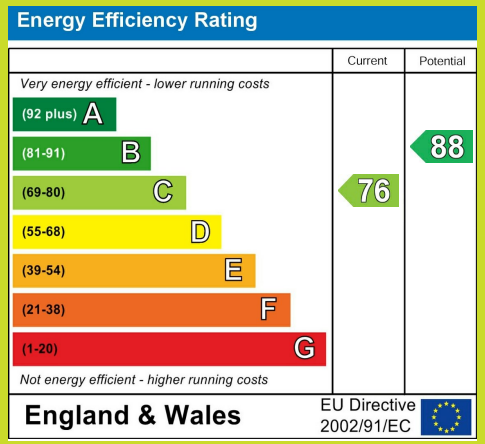

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