





### 3, NIGHTINGALE CLOSE, REDHILL, SURREY, RH1 5QQ

**£425,000  
FREEHOLD**

**\*\*\* BRAND NEW, TWO BEDROOM END TERRACE HOUSE WITH EV CHARGING, SOUTH FACING GARDEN SHOWER ROOM AND EN-SUITE \*\*\***

Situated in a small mews of only six homes, this lovely end terrace house has a versatile layout and allocated parking, as well as a 10 year warranty.

Through the front door there is a generous entrance hall with a door to a utility room and shower room. At the rear is a bright, open plan living and kitchen space, with a sliding door to a south facing garden. To the front there is a double bedroom, which could function as a superb home office. Upstairs there is a galleried landing with a Velux window, and a door to a spacious double bedroom. Off the bedroom you have a dressing/study area, an en-suite bathroom and a plant room that houses the heating system.

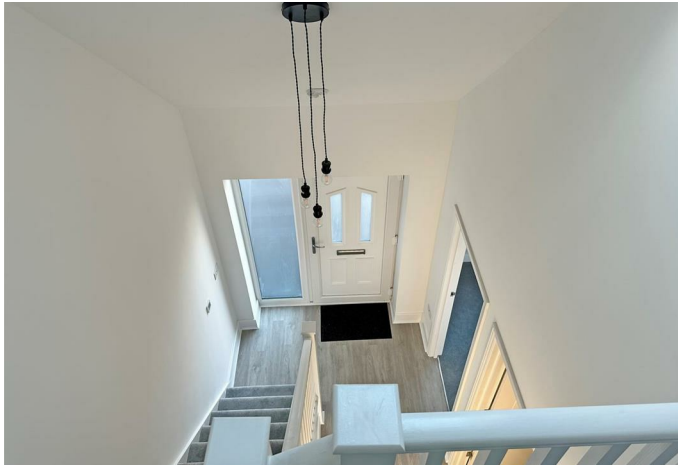
Outside there is an allocated parking space with an EV charging point, to the rear is the private garden that is south facing, with both decking and lawn areas.

Nearby you have the benefit of a local parade of shops for all your everyday needs, as well as a number of food outlets. In addition, you are only a short walk from public transport, such as bus links to Redhill, Reigate and Horley, and mainline Trains to Gatwick and central London.

USE POST CODE RH1 5DF FOR SAT NAV OR WHAT THREE WORDS DEMAND.ACTED.GLUE

- |                         |                    |
|-------------------------|--------------------|
| ■ END OF TERRACE        | ■ 10 YEAR WARRANTY |
| ■ OPEN PLAN LIVING      | ■ TWO BEDROOMS     |
| ■ TWO BATHROOMS         | ■ DRESSING ROOM    |
| ■ EV CHARGING           | ■ CLOSE TO SHOPS   |
| ■ COUNCIL TAX BAND: TBC | ■ EPC RATING: B    |





#### ROOM DIMENSIONS:

##### ENTRANCE HALL

9'4 x 7'0 (2.84m x 2.13m)

##### LOUNGE/DINING/KITCHEN

18'10 x 15'4(max) 14'7(min) (5.74m x 4.67m(max) 4.45m(min))

##### BEDROOM TWO

11'9 x 7'6 (3.58m x 2.29m)

##### WET ROOM

6'5 x 5'2 (1.96m x 1.57m)

##### UTILITY ROOM

5'2 x 4'10 (1.57m x 1.47m)

##### FIRST FLOOR

##### LANDING

##### BEDROOM ONE

15'6 x 11'9 (4.72m x 3.58m)

##### STUDY/DRESSING ROOM

6'2 x 6'1 (1.88m x 1.85m)

##### ENSUITE BATHROOM

6'10 x 6'2 (2.08m x 1.88m)

##### PLANT ROOM

6'2 x 5'2 (1.88m x 1.57m)

##### UNDERFLOOR HEATING THROUGHOUT

##### DOUBLE GLAZED WINDOWS

##### 25FT GARDEN

##### OFF ROAD PARKING FOR ONE CAR

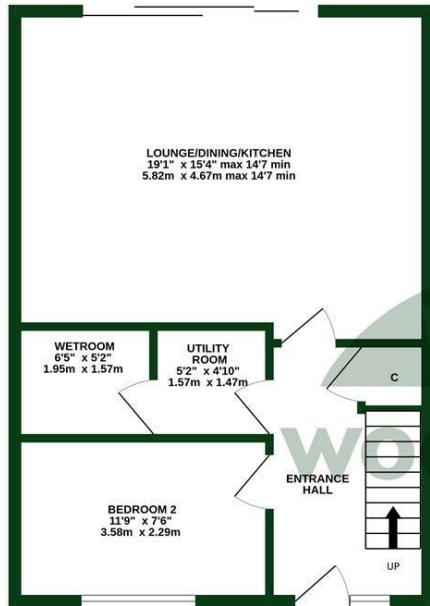
##### EV CHARGING POINT

##### SERVICE CHARGE: £150 PER ANNUM

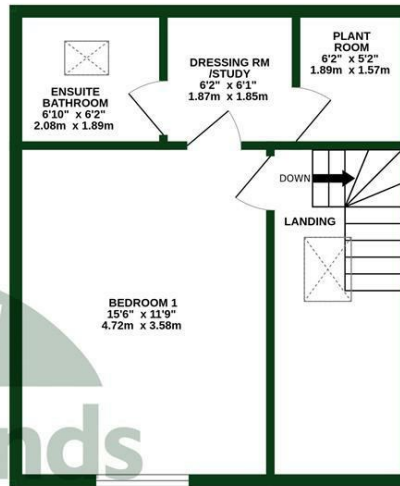




GROUND FLOOR  
519 sq.ft. (48.3 sq.m.) approx.



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



3 NIGHTINGALE CLOSE

TOTAL FLOOR AREA: 912 sq.ft. (84.7 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) <b>A</b>                          |                         | <b>90</b>   |
| (81-91) <b>B</b>                            | <b>81</b>               |   |
| (69-80) <b>C</b>                            |                         |   |
| (55-68) <b>D</b>                            |                         |   |
| (39-54) <b>E</b>                            |                         |   |
| (21-38) <b>F</b>                            |                         |   |
| (1-20) <b>G</b>                             |                         |   |
| Not energy efficient - higher running costs |                         |   |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  |

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