



1 HAIGH CRESCENT, REDHILL, SURREY, RH1 6RA

GUIDE PRICE £400,000
FREEHOLD

*** SPACIOUS SEMI DETACHED HOUSE IN A LOVELY CUL DE SAC LOCATION SPECIFICALLY FOR RESIDENTS OVER THE AGE OF 55 YEARS OLD ***

Located in a quiet corner of the beautifully tended Oaklands park, this two bedroom semi detached house offers great space and a lovely outlook both front and rear.

Through the front door you have an entrance hall with a large cloakroom, there is a spacious, dual aspect kitchen, a separate dining room and a generous living room with a bay window to the front.

Upstairs you have a landing with built in storage, two double bedrooms, both with built in storage, a bathroom and an en-suite shower room to the principal bedroom.

Outside there is a private patio accessed from the dining room which in turn is open plan to extensive lawn gardens with a tree lined back drop that are maintained by Oaklands Park management. Within the cul de sac there is off road parking and you also have the benefit of a private single garage en-block.

Local shops and transport links including train and bus services, are available from Earlswood with the nearest shop, Holborns, being only half a mile away and stocking a superb range of goods.

- RESIDENTS OVER 55 ONLY
- LOUNGE
- KITCHEN
- BATHROOM & ENSUITE
- COUNCIL TAX BAND: E

- QUIET CUL DE SAC
- DINING ROOM
- TWO BEDROOMS
- GARAGE & PARKING
- EPC RATING: D



**ROOM DIMENSIONS:**

ENTRANCE HALL
7'4 x 4'0 (2.24m x 1.22m)

CLOAKROOM
5'9 x 4'1 (1.75m x 1.24m)

LOUNGE
17'11 x 10'3 (5.46m x 3.12m)

DINING ROOM
11'11 x 8'11 (3.63m x 2.72m)

KITCHEN
12'11 x 8'7 (3.94m x 2.62m)

BEDROOM ONE
13'0 x 10'3 (3.96m x 3.12m)

ENSUITE SHOWER ROOM
8'2 x 7'2 (2.49m x 2.18m)

BEDROOM TWO
13'0 x 8'8 (3.96m x 2.64m)

BATHROOM
8'10 x 8'8 (2.69m x 2.64m)

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

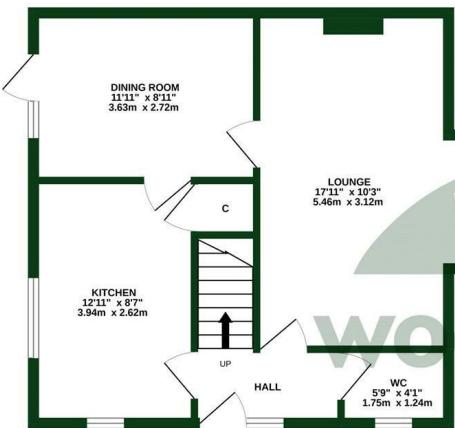
PRIVATE PATIO

GARAGE EN BLOCK

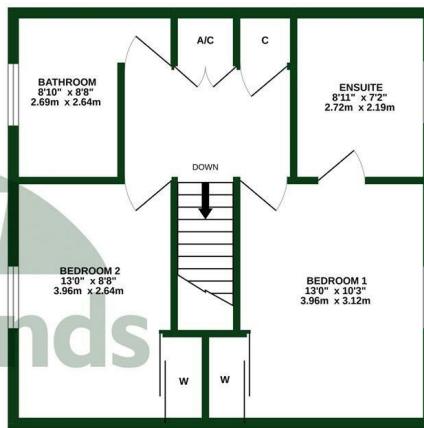
PARKING FOR ONE CAR + COMMUNAL



GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 977 sq.ft. (90.8 sq.m.) APPROX.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 present or future efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	60	
(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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