



**51 KEATS AVENUE, REDHILL, SURREY, RH1 1AF**  
**OFFERS IN EXCESS OF £475,000**  
**FREEHOLD**

\*\*\* WELL PRESENTED THREE BEDROOM TOWN HOUSE LOCATED WITHIN EASY REACH OF REDHILL TOWN CENTRE \*\*\*

Built in the early 1990's, this three bedroom home benefits from being in a great location and also has both a driveway and an additional allocated parking space.

Through the front door there is an entrance hall with a cloakroom and an internal door to the integral garage, which itself has an up and over door to the front. At the rear there is a kitchen and dining space which overlooks and has direct access to the private rear garden. On the first floor there is a spacious living room, a landing with a double glazed window to the front and the third bedroom. On the top floor you have the principal bedroom, a Jack and Jill bathroom and another double bedroom with the additional benefit of loft access. Other features include Hive heating system and sensor/remote controlled lighting.

Outside there is a driveway to the front providing off road parking and access to the integral garage which has power, light and plumbing for a washing machine. You also have an allocated parking space which is located in the bay of three to the left of the house. To the rear is a 35ft garden that has patio and lawn areas with an apple tree and a handy side access gate.

Redhill town centre can be found just under half a mile away and offers a great range of shops and amenities including a new cinema complex that is due to open in 2023. You also have excellent transport links including train services to London, Guildford, Gatwick, Reading, Tonbridge and Brighton.

- GREAT LOCATION
- HALL & WC
- TRIPLE GLAZED
- DRIVE & ALLOCATED PARKING
- COUNCIL TAX BAND: E

- TOWNHOUSE
- THREE BEDROOMS
- GARDEN WITH SIDE ACCESS
- GARAGE
- EPC RATING: TBC



**ROOM DIMENSIONS:**

**ENTRANCE HALL**  
11'4 x 7'3(max) (3.45m x 2.21m(max))

**CLOAKROOM**  
6'11 x 2'8 (2.11m x 0.81m)

**LOUNGE**  
15'7 x 13'8(max) (4.75m x 4.17m(max))

**KITCHEN/DINING ROOM**  
15'7 x 14'1(max) (4.75m x 4.29m(max))

**BEDROOM ONE**  
15'7 x 10'2 (4.75m x 3.10m)

**BEDROOM TWO**  
12'1 x 8'11 (3.68m x 2.72m)

**BEDROOM THREE**  
11'11 x 8'9 (3.63m x 2.67m)

**FAMILY BATHROOM**  
8'10(max) x 6'2 (2.69m(max) x 1.88m)

**GAS CENTRAL HEATING**

**TRIPLE GLAZED WINDOWS**

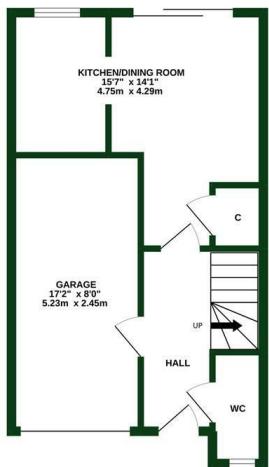
**REAR GARDEN**

**GARAGE**  
17'2 x 8'0 (5.23m x 2.44m)

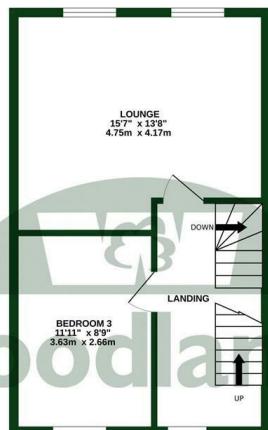
**DRIVEWAY & ALLOCATED PARKING**



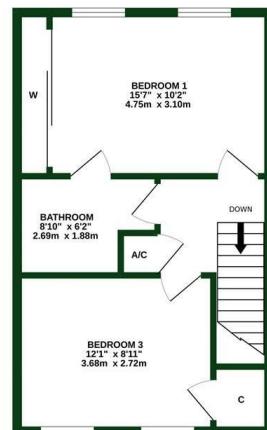
GROUND FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



2ND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1227 sq.ft. (114.0 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 not 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)	A	86
(81-91)	B	73
(69-80)	C	
(55-68)	D	
(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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