



22 NASH DRIVE, REDHILL, SURREY, RH1 1LH
OFFERS OVER £450,000
FREEHOLD

***** SPACIOUS TOWN HOUSE IN A CONVENIENT LOCATION, WITH AN INTEGRAL GARAGE AND WEST FACING GARDEN *****

Situated only a short walk from Redhill town and station, close to Redhill Memorial Park, this generous and versatile, 2/3 bedroom property is superbly positioned for easy commuting.

Through the front door there is a good size hallway with a cloakroom, an understairs area and a built in storage cupboard. In addition you have access to the study/third bedroom to the rear with garden access, a door to the integrated garage, which in turn leads to a very useful utility room that has doors to the rear garden.

On the first floor there is a bright landing area, with a tall, double glazed window to the front. There is a good size kitchen to the front, then a very generous lounge/dining space to the rear, with a large double glazed window and a stylish staircase to the second floor. The top floor has two large double bedrooms, both of which benefit from built in or fitted wardrobes and large windows, in addition there is a family bathroom and an airing cupboard and loft access off of the landing.

Outside you have a driveway to the front, and an up and over garage door to the integrated garage, which has power and light. To the rear there is a very low maintenance, landscaped garden that's just perfect for entertaining.

Redhill town centre can be found a little over a 3rd of a mile from the house, and is a relatively flat walk, making for very easy access to the wide range of shops, multi screen cinema and highly popular mainline train station, as well as the popular shopping centre and selection of pubs and restaurants.

Redhill train station is one of the towns prize features, with extensive services to the north, east, south and west. Including direct trains to central London in around 30 minutes, services to Gatwick airport, Guildford and Tonbridge.

- **CONVENIENT LOCATION**
- **TWO/THREE BEDROOMS**
- **UTILITY ROOM**
- **WEST FACING GARDEN**
- **COUNCIL TAX BAND: E**
- **TOWN HOUSE**
- **LARGE LOUNGE**
- **DOWNSTAIRS WC**
- **TANDEM GARAGE**
- **EPC RATING: C**





ROOM DIMENSIONS:

ENTRANCE HALL

16'10 x 6'1 (5.13m x 1.85m)

CLOAKROOM

6'4 x 2'8 (1.93m x 0.81m)

LOUNGE/DINING ROOM

18'4 x 15'1 (5.59m x 4.60m)

KITCHEN

9'10 x 8'6 (3.00m x 2.59m)

UTILITY ROOM

9'1 x 5'3 (2.77m x 1.60m)

FIRST FLOOR

LANDING

BEDROOM ONE

14'5 x 10'10 (4.39m x 3.30m)

BEDROOM TWO

15'7 x 8'8 (4.75m x 2.64m)

BEDROOM THREE/STUDY

9'0 x 8'11 (2.74m x 2.72m)

BATHROOM

6'9 x 6'0 (2.06m x 1.83m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

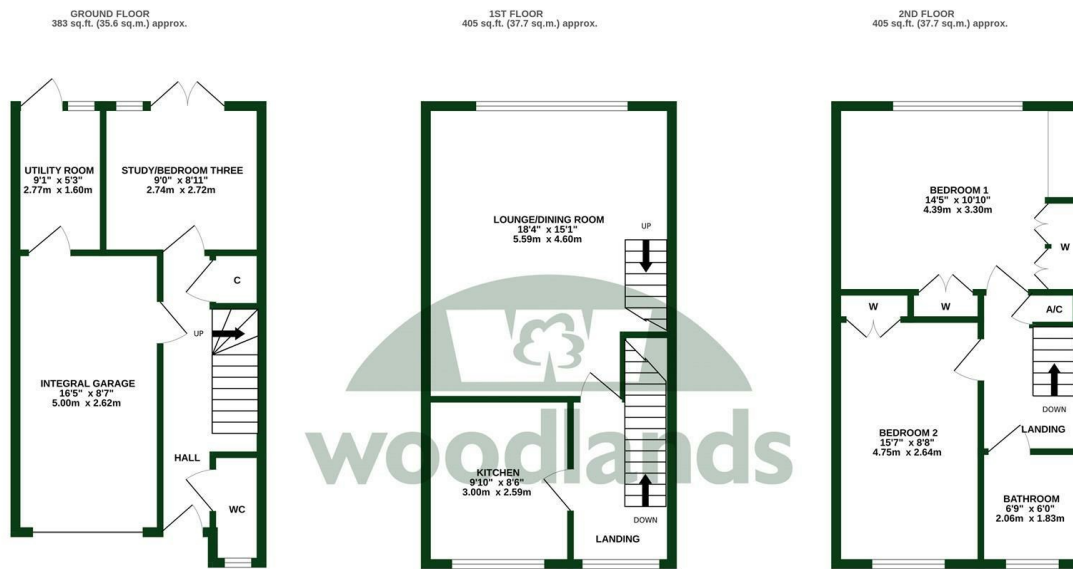
GARAGE

16'5 x 8'7 (5.00m x 2.62m)

OFF ROAD PARKING FOR TWO CARS

REAR GARDEN





TOTAL FLOOR AREA : 1194 sq.ft. (110.9 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) A		
(81-91) B		
(69-80) C	71	79
(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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