



48 CABERFEIGH CLOSE, REDHILL, SURREY, RH1 6BF
GUIDE PRICE £475,000

***** PROPERTY VISIT AVAILABLE *****

THREE DOUBLE BEDROOM TOWNHOUSE IN A SOUGHT AFTER GATED DEVELOPMENT A SHORT WALK TO REDHILL TOWN AND STATION.

Caberfeigh Close is a desirable gated development in a great location built circa 2005. The house itself has an entrance hall with a WC, an internal door to the 19ft integral garage which has a utility area. At the rear of the house is a bright, open plan kitchen and dining space with direct access to the garden. On the first floor there is a spacious lounge to the rear and a double bedroom with fitted wardrobes and en-suite. On the top floor you have two further double bedrooms and a Jack and Jill shower room which is accessible via the second bedroom and the landing.

Outside there is visitor parking directly opposite and an integral garage measuring 19'5" by 9' in width. At the rear is a private garden that is low maintenance and has an access gate to the rear.

Nearby Redhill town centre offers a range of shops and amenities which include a 24 hour gym, leisure centre and theatre with a new cinema complex due in the next two years. In addition you have access to fast and frequent train links to London and Gatwick via Redhill station.

DIRECTIONS : From Redhill town centre proceed along the A25 Station Road to the west and after the bridge you will find Caberfeigh Close on the right hand side after the church, the house is beyond the gate on the left hand side.

- **GATED DEVELOPMENT**
- **LOUNGE**
- **GROUND FLOOR WC**
- **ENSUITE BATHROOM**
- **INTEGRAL GARAGE**
- **SOUGHT AFTER LOCATION**
- **KITCHEN/DINING ROOM**
- **THREE DOUBLE BEDROOMS**
- **SHOWER ROOM**
- **PRIVATE GARDEN**





ROOM DIMENSIONS:

ENTRANCE HALL

15'2 x 3'5 (4.62m x 1.04m)

CLOAKROOM

6'6 x 2'11 (1.98m x 0.89m)

KITCHEN/DINING ROOM

20'10 x 16'4 (6.35m x 4.98m)

FIRST FLOOR:

LOUNGE

16'4 x 13'5 (4.98m x 4.09m)

BEDROOM ONE

13'4 x 9'1 (4.06m x 2.77m)

ENSUITE BATHROOM

6'9 x 6'8 (2.06m x 2.03m)

SECOND FLOOR:

BEDROOM TWO

16'4 x 10'0 (4.98m x 3.05m)

JACK & JILL SHOWER ROOM

8'5 x 7'1 (2.57m x 2.16m)

BEDROOM THREE

16'4 x 11'5 (4.98m x 3.48m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

REAR GARDEN

INTEGRAL GARAGE

19'5 x 9'0 (5.92m x 2.74m)

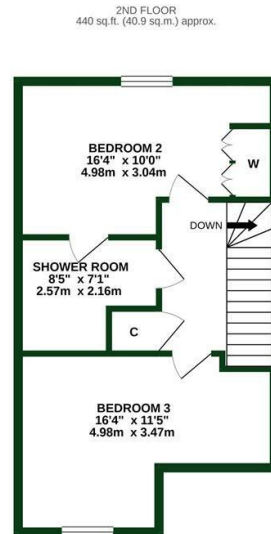
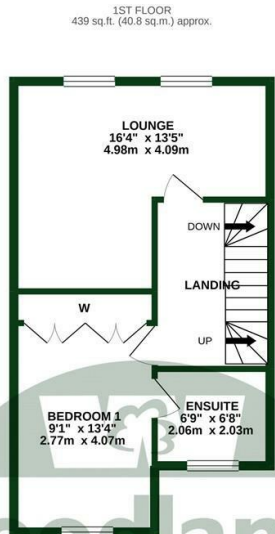
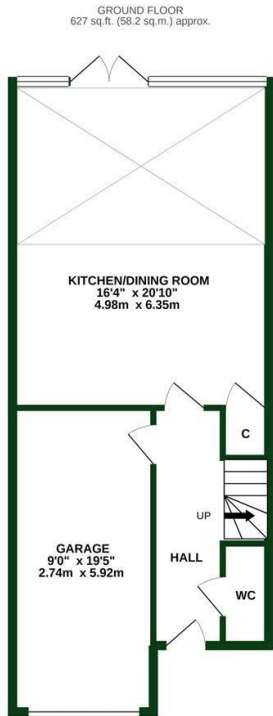
VISITOR PARKING

COUNCIL TAX BAND: E





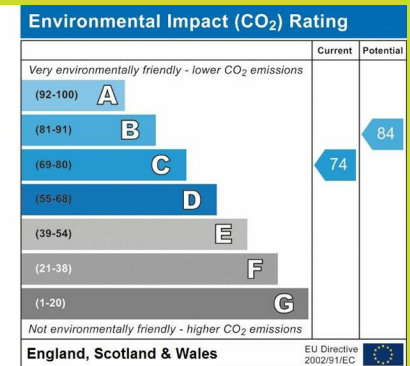
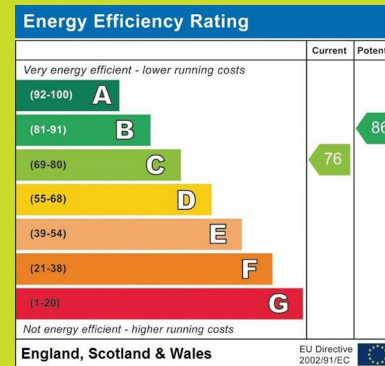
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TOTAL FLOOR AREA: 1506 sq.ft. (139.9 sq.m.) approx.

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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