



64 COLMAN WAY, REDHILL, SURREY, RH1 2BD
£545,000
FREEHOLD

Welcome to a home designed to adapt to every chapter of your life. This semi-detached house in Redhill perfectly balances a large light-filled interior with a cosy, comfortable atmosphere. Whether you need a sanctuary for remote work, a vibrant space for children, or an airy backdrop for entertaining, this semi-detached Redhill home does it all.

Versatile Layout. The ground floor features a spacious living room, a dedicated office or playroom (with high-speed internet), and a separate dining room. The kitchen, updated with a new oven and dishwasher, connects to a large utility room and an oversized garage for extra storage. Upstairs, you'll find a well-appointed shower room with a rainfall shower and three bedrooms, including two generous doubles, with loft access for convenient storage.

Energy Efficient. Thanks to excellent loft insulation, double glazed windows and a new HIVE heating system, the house stays remarkably warm and cost-effective through the winter months.

Parking for 4 Cars. The generous driveway comfortably fits four SUVs - a rare find for the area. The sunny, southwest-facing garden is perfect for relaxing, featuring a tree-lined lawn and a patio area that's ideal for summer BBQs or a pizza oven.

Prime Location. You are ideally positioned for a stress-free lifestyle, whether you're commuting or exploring. Redhill Station is just a 12-minute walk away, offering direct train links to central London and an 8-minute connection to Gatwick Airport. For those who prefer to drive, the M25 is within a 10-minute reach, and Gatwick is a 15-minute drive away. Plus, with an extensive local bus network, getting around couldn't be easier.

Locally, you are steps away from the green expanse of Gatton Park and a parade of shops. Families will love the proximity to St. Bede's and several primary schools, while the vibrant Redhill town centre (complete with a cinema, Supermarkets and lots of restaurants) is within walking distance.

Schedule your viewing now.

- **19FT KITCHEN WITH SEPARATE UTILITY ROOM**
- **DRIVEWAY FOR 4 CARS**
- **SOUTH/WEST 45FT X 30FT GARDEN**
- **CLOSE TO GATTON PARK**
- **COUNCIL TAX BAND: D**
- **HIVE HEATING AND EXCELLENT INSULATION**
- **FLEXIBLE OFFICE/PLAYROOM**
- **12-MIN WALK TO REDHILL STATION**
- **VIEWING HIGHLY RECOMMENDED**
- **EPC RATING: C**





ROOM DIMENSIONS:

ENTRANCE PORCH

6'10 x 2'0 (2.08m x 0.61m)

ENTRANCE HALL

11'10 x 6'0 (3.61m x 1.83m)

LOUNGE

13'3 x 11'11 (4.04m x 3.63m)

DINING ROOM

9'10 x 9'1 (3.00m x 2.77m)

STUDY

9'4 x 9'0 (2.84m x 2.74m)

KITCHEN

19'7 x 8'3 (5.97m x 2.51m)

UTILITY ROOM

11'9 x 8'3 (3.58m x 2.51m)

FIRST FLOOR

LANDING

7'6 x 5'11 (2.29m x 1.80m)

BEDROOM ONE

10'9 x 10'5 (3.28m x 3.18m)

BEDROOM TWO

11'7 x 8'6 (3.53m x 2.59m)

BEDROOM THREE

8'9 x 7'9 (2.67m x 2.36m)

SHOWER ROOM

7'4 x 5'5 (2.24m x 1.65m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

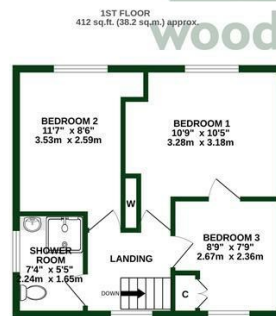
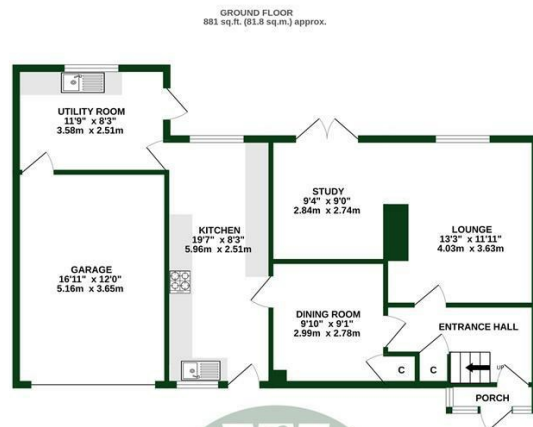
DRIVEWAY WITH PARKING

GARAGE

16'11 x 12'0 (5.16m x 3.66m)

SOUTH/WEST FACING REAR GARDEN





TOTAL FLOOR AREA: 1292 sq.ft. (120.1 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 errors, omissions or misstatements. 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	78
(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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