



16 BURRAGE ROAD, REDHILL, SURREY, RH1 1TL
£475,000
FREEHOLD

Spacious, modern town house with superb living space and off road parking, only half a mile from Redhill town and station.

This wonderful family home has had just one careful owner since it was built 18 years ago, in that time the owners have maintained the property to an excellent standard.

On the ground floor there is a good size hallway and study with a bay window to the front, which has been used as a bedroom in the past. You have a cloakroom and then to the rear there is an impressive, open plan kitchen/dining room, with direct access to the rear garden. Up on the first floor is a double bedroom with fitted wardrobes, a family bathroom and a large living room. On the top floor there are two double bedrooms, both with fitted wardrobes and en-suite shower rooms.

You have an easy to maintain rear garden, that has a south easterly aspect, extensive patio area, timber shed and a rear access gate.

Nearby there is a very handy local shop, perfect for all those daily essentials. Redhill's bustling town centre is only a short walk and offers a great range of shops, including the Belfry Centre and a weekly local market. There are a number of restaurants, a modern, multi screen cinema complex, with a range of leisure activities, including bowling, pool, rock climbing and mini golf.

Redhill also benefits from one of the best train stations in the area, with direct links into central London in as little as 29 minutes, access to Gatwick, Reading, Guildford and Tonbridge.

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|------------------------------------|------------------------------|
| ■ POPULAR LOCATION | ■ THREE/FOUR BEDROOMS |
| ■ KITCHEN/DINING ROOM | ■ TWO ENSUITES |
| ■ VERSATILE DESIGN | ■ OFF ROAD PARKING |
| ■ CLOSE TO TOWN AND STATION | ■ VIEWING ADVISED |
| ■ COUNCIL TAX BAND: F | ■ EPC RATING: C |





ROOM DIMENSIONS:

GROUND FLOOR:

ENTRANCE HALL

16'11 x 6'8 (5.16m x 2.03m)

CLOAKROOM

6'0 x 2'9 (1.83m x 0.84m)

KITCHEN/DINING ROOM

19'3(max) x 14'8 (5.87m(max) x 4.47m)

STUDY/BEDROOM FOUR

13'10 x 8'0 (4.22m x 2.44m)

FIRST FLOOR:

LANDING

LOUNGE

14'10 x 13'3 (4.52m x 4.04m)

FAMILY BATHROOM

7'3 x 5'6 (2.21m x 1.68m)

BEDROOM THREE

10'0 x 8'0 (3.05m x 2.44m)

SECOND FLOOR:

BEDROOM ONE

13'3 x 12'10 (4.04m x 3.91m)

ENSUITE SHOWER ROOM

7'11 x 3'11 (2.41m x 1.19m)

BEDROOM TWO

11'11x 11'3 (3.63mx 3.43m)

ENSUITE SHOWER ROOM

6'2 x 5'9(min) 8'7(max) (1.88m x 1.75m(min) 2.62m(max))

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS


REAR GARDEN

ALLOCATED PARKING

ESTATE CHARGE: £900 PER ANNUM



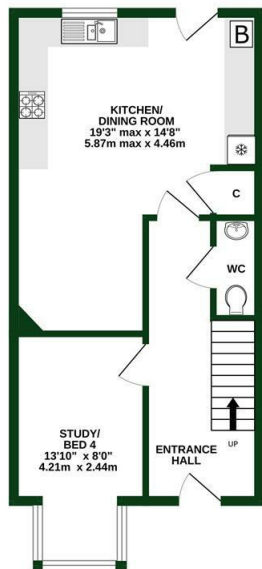


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	78	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC 		

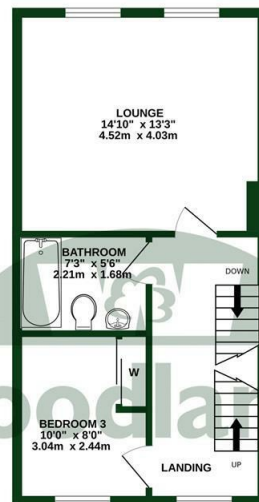
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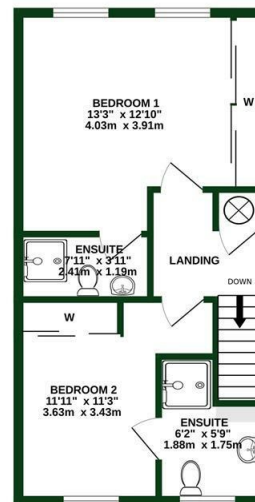
GROUND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



2ND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 1295 sq.ft. (120.3 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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