



## 6 HAIGH CRESCENT, REDHILL, SURREY, RH1 6RA

**£425,000  
FREEHOLD**

**\*\*\* SPACIOUS, WELL PRESENTED TWO BEDROOM HOUSE, IN A QUIET CUL DE SAC LOCATION \*\*\***

**\*\*\* FOR RESIDENTS OVER THE AGE OF 55 YEARS OLD \*\*\***

Oaklands Park is a well maintained community for residents over the age of 55 years old, and is a very popular location with the benefit of some beautiful communal grounds.

Haigh Crescent in particular is a lovely, secluded little spot in a quiet cul de sac. The property itself has an entrance hall with a cloakroom, there is a large living room with a bay window and seat overlooking the front gardens. You have a separate dining room with garden access, and a generous, modern kitchen. Upstairs there is a landing with ample built in storage and loft access, both bedrooms are good size doubles with built in wardrobes. You also have the rare benefit of a full shower room and a full bathroom, both of which have double glazed windows.

Outside there is a side access gate, beyond which you have a private patio area, which overlooks well kept communal lawns. The property has an allocated car port, and there is also plenty of visitor parking.

**\*\* A single garage is available at an additional cost, please talk to us for further information \*\***

Nearby there are a couple of handy local shops, one of which is the popular family run store Holborns. There are bus route connecting you to the town centre, as well as Earlswood mainline train station which has services to central London and Gatwick.

- |                                   |                              |
|-----------------------------------|------------------------------|
| ■ <b>SPACIOUS HOME</b>            | ■ <b>QUIET CUL DE SAC</b>    |
| ■ <b>LOUNGE WITH BAY</b>          | ■ <b>DINING ROOM</b>         |
| ■ <b>MODERN KITCHEN</b>           | ■ <b>TWO DOUBLE BEDROOMS</b> |
| ■ <b>BATHROOM AND SHOWER ROOM</b> | ■ <b>CAR PORT</b>            |
| ■ <b>COUNCIL TAX BAND: E</b>      | ■ <b>EPC RATING: D</b>       |





#### ROOM DIMENSIONS:

##### ENTRANCE HALL

7'5 x 4'0 (2.26m x 1.22m)

##### CLOAKROOM

5'8 x 4'1 (1.73m x 1.24m)

##### LOUNGE

16'9 x 10'7 (5.11m x 3.23m)

##### DINING ROOM

11'11 x 8'9 (3.63m x 2.67m)

##### BEDROOM ONE

13'0 x 10'4 (3.96m x 3.15m)

##### BEDROOM TWO

13'0 x 8'8 (3.96m x 2.64m)

##### SHOWER ROOM

8'10 x 7'2 (2.69m x 2.18m)

##### BATHROOM

8'9 x 8'8 (2.67m x 2.64m)

##### GAS CENTRAL HEATING

##### DOUBLE GLAZED WINDOWS

##### PRIVATE PATIO

##### CAR PORT

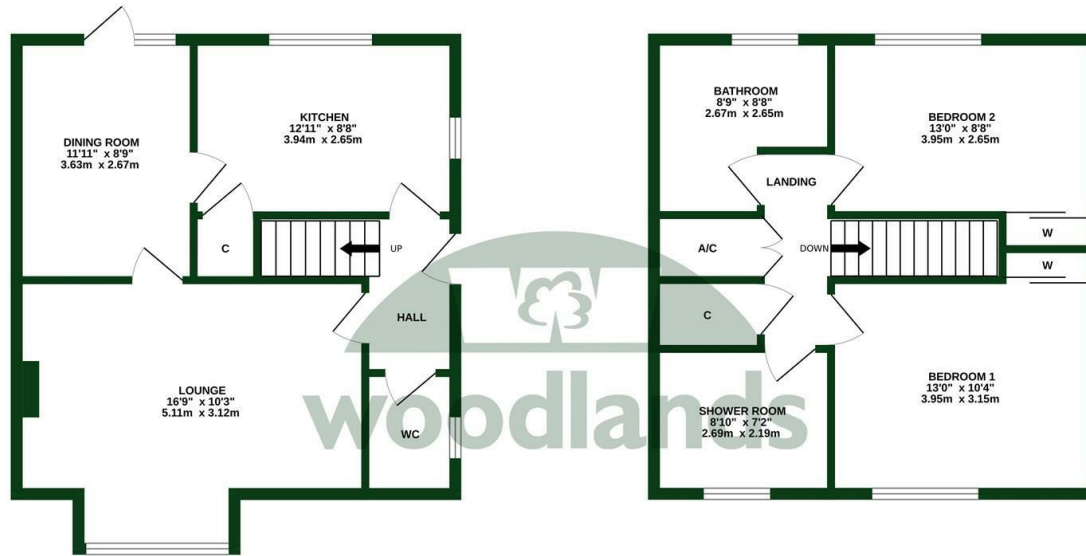
ESTATE CHARGE: £2,751.09 PER ANNUM (2025)



GROUND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.

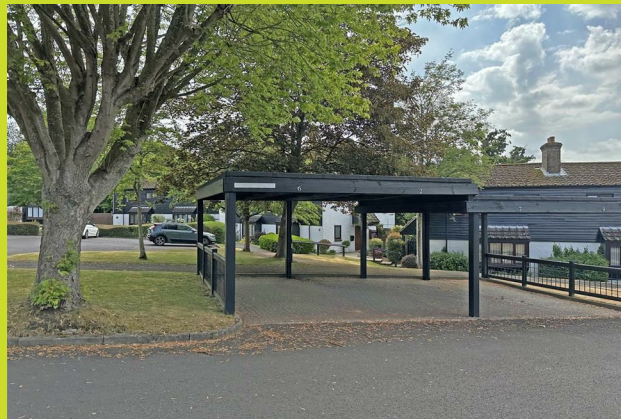
TOTAL FLOOR AREA: 996 sq ft (92.5 sq m) approx

1ST FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.5 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                                   |                         | 80        |
| (69-80) C                                   | 66                      |           |
| (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 |           |

To view this property please call 01737 771777

[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)

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