



118 Prince Albert Square, Redhill, RH1 5AP

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JAMES DEANE
ESTATE AGENTS

Located in the ever popular Prince Albert Square, is this deceptively spacious family home with versatile accommodation set over three floors and with a sizeable rear extension. A perfect choice for a growing family. Conveniently located with in easy reach of local public transport and shops, as well as a short drive to Redhill town centre and main line railway station.

A bright and airy lounge is set to the the front with a large bay window, feature fireplace. There is a modern kitchen/diner with matching cream wall and base units as well as space for white goods. The back of the kitchen then opens through to the family room, with velux windows, down lighting and bi fold doors opening out to the rear garden. Set off



the family room is the added bonus of a beautifully presented shower room, finished with a white suite and part tiled walls.

On the first floor are three bedrooms, of which two are doubles and a modern family bathroom. On the second floor are two further bedrooms with far reaching views from the rear. These rooms are perfect as children's bedrooms or to use as a home office.;

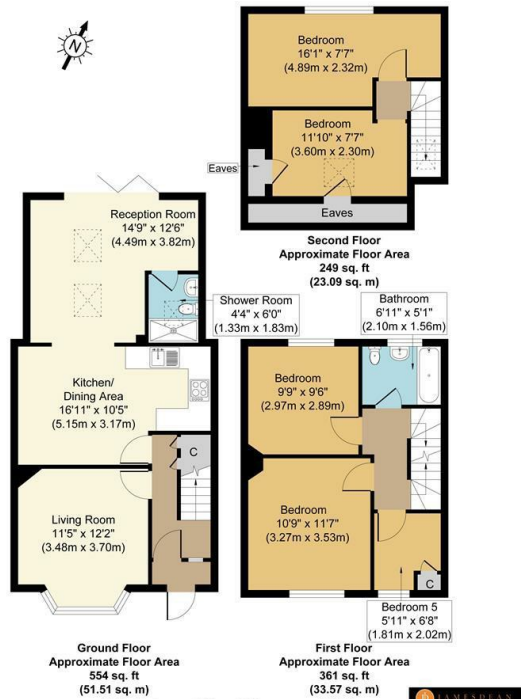
Outside to the rear is a well maintained garden with paved seating area, steps down to a good sized lawn and access at the back of the garden. A number of local residents have installed garages at the back of their gardens as there is vehicular access as well as pedestrian.

Location is always key and is no exception here as the property is walking distance to the local primary school, local amenities and Petridgewood Common, whilst being nearby the bustling towns of Horley and Redhill, which offer residents a wider range of amenities and excellent transport links.

Offers Invited £475,000



Floor plan



118 Prince Albert Square, RH1
 Approx. Gross Internal Floor Area 1164 sq. ft / 108.17 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

TENURE: Freehold
 Council Tax Band: C

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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.