



18 Abbots Rise, Redhill, Surrey, RH1 1LL

www.jamesdeanproperty.co.uk



This delightful CHAINFREE modern mid-terraced family home is within easy walking distance of Redhill town centre and station, and benefits from being located on a private road with a shared, gated green to the front, and two allocated parking spaces.

Walking through the front door, the entrance hall opens into a spacious lounge with stairs to the first floor and large understairs storage cupboards, and a lovely kitchen diner which is finished with new, modern white gloss wall and base units and offers ample space for dining as well as having a breakfast bar.



There are three bedrooms on the first floor, two of which are doubles. The main bedroom benefits from fitted wardrobes, as well as lots of storage. The bathroom has been upgraded with a modern suite, vanity units, and downlighting.

To the rear, and accessed by patio doors from the kitchen is a lovely garden with a paved seating area and a small shed.

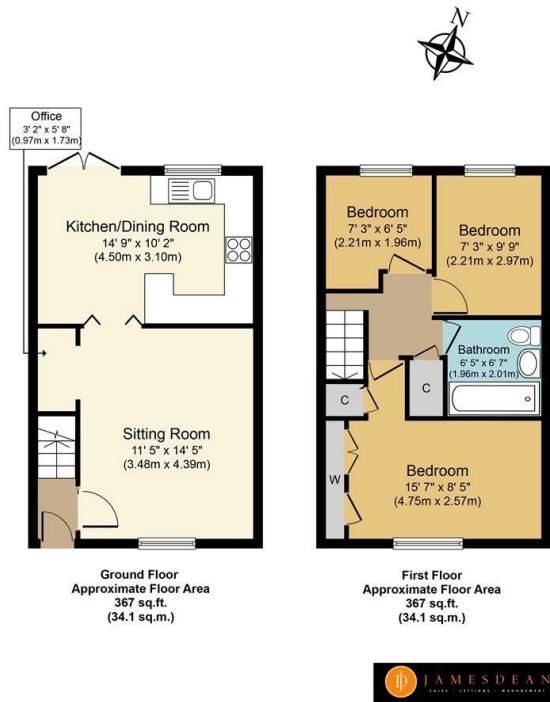
The location of the property is definitely one of the highlights. It's located on a private road with access to a shared, gated green, and comes with two allocated parking spaces. It's also within very easy walking distance of Redhill's impressive train station and town centre.

Redhill Town is located in Surrey midway between London and Brighton, and within reach of Gatwick Airport. Well known and extremely popular with local commuters because of its main-line train station with trains to locations all over the country.

Guide Price £395,000



Floor plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	91
(81-91)	B	
(69-80)	C	69
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
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	
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

TENURE: Freehold
Council Tax Band: E

www.jamesdeanproperty.co.uk

J A M E S D E A N
E S T A T E A G E N T S

67 HIGH STREET, REIGATE, RH2 9AE
T: 01737 242331 F: 01737 243481
E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ
T: 01293 784411 F: 01293 784422
E: info@jamesdeanproperty.co.uk

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.