



6 Burrage Road, Redhill, RH1 1TL

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**JAMES DEANE**  
ESTATE AGENTS

Three/four bedroom Townhouse located on the ever popular Park 25 development. This well-presented family home is arranged over three floors offering versatile space providing you with various living options which is ideal for modern family living

On the ground floor you have a modern fitted kitchen complimented with Quartz worksurfaces including a breakfast bar creating a wonderful social environment with space for a dining table. The rear door opens to the South/East facing garden. Conveniently there is an adjoining utility room with fitted units, sink & space for washing machine & tumble dryer. There is a further reception room to the front aspect of the property which could be used as a family room/formal dining room or as a bedroom.



On the first-floor the spacious double aspect living room is generously proportioned, providing a you with a really nice reception room to sit back & relax in. Further rooms on this floor include, bedroom three & the family bathroom.

The top-floor offers two generous bedrooms including the Master Bedroom Suite complemented fitted wardrobes & an ensuite. Bedroom two also benefiting with an ensuite.

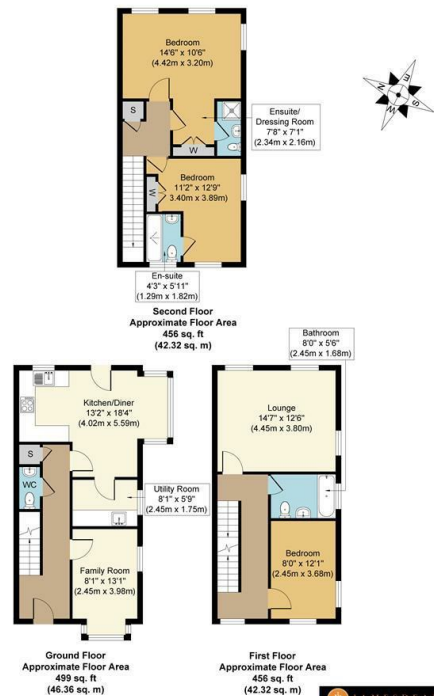
Outside the rear garden has a paved patio, lawn area & well stocked borders providing the garden with character. The property also benefits from a garage.

Redhill has a wide selection of well-known shops located in the Belfry Shopping Centre. There are also several cafes and pubs. The latest being The Light a multiplex cinema with bowling alley and shopping mall, a few minutes away from the existing town centre Harlequin Theatre and Library. The town's popular Memorial Park has tennis courts and a children's playground. Redhill also boasts several highly regarded schools, state and independent, for all ages. These include St. Bede's School, Royal Albert and Alexander School, Carrington School and for higher education East Surrey College.

**Offers In The Region Of £490,000**



# Floor plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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.

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Energy Efficiency Rating	
Current	Potential
74	85

Very energy efficient - lower running costs

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

TENURE: Freehold  
Council Tax Band: F

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