



30 Arbutus Road, Redhill, Surrey, RH1 6LH

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ESTATE AGENTS

Three bedroom semi detached family home located within a popular residential road, conveniently located for both Reigate/Redhill town and within close proximity to local shops and favoured schools.

The property comprises; entrance hall, living room, dining room, kitchen with separate utility/enclosed side access area, three bedrooms, modern refitted bathroom, large level rear garden with outside storage shed, large paved patio and driveway with parking for two cars.

If you are commuting, then either Earlswood or Redhill mainline train stations offers links to London Victoria/London Bridge & the South coast. Redhill has a wide selection of well-known



shopping brands located in the Belfry Shopping Centre including Marks and Spencer & many more. At the northern end of town, you can find the Harlequin Theatre/Cinema and Library, as well as cafés & restaurants. 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.

Reigate town offers a wide range of well-known high street brand names along with individual boutique shops, cafés & eateries. If you enjoy dining out, then Reigate will cater for almost every culinary delight. Whether it is breakfast, lunch or dinner you can choose from a wealth of high street favourites.

Energy Rating: D
Council: Reigate & Banstead
Council Tax Band: D

Guide Price £475,000



Floor plan



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.

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TENURE: Freehold
Council Tax Band: D



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	81 65
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

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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.