



34 Kingsfield Way, Redhill, RH1 6FF

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

As you enter the flat which has been neutrally decorated through out, the entrance hall provides good storage space with two separate cupboards for coats and storage, as well as a useful alcove with a window. Doors then open to the sociable lounge/dining room with bay window. The space is packed with light and an arch serves to both separate and open into the fitted kitchen.

Bedroom one has a beautiful Juliet balcony and benefits from an ensuite shower room, whilst next door bedroom two is also a double. The principle bathroom suite comprises; panel enclosed bath with mixer tap & shower attachment, low level wc & basin inset into vanity unit & a towel rail.

Outside, allocated residents/visitor parking, green communal spaces and a children's play area



make this the perfect home for young families, but equally ideal for first time buyers and couples sizing down.

Close to green open spaces such as Earlswood Lakes, the property also benefits from proximity to excellent local primary schools such as Reigate Parish Church School (rated Outstanding) as well as highly regarded secondary schools like St. Bedes or East Surrey College for higher education.

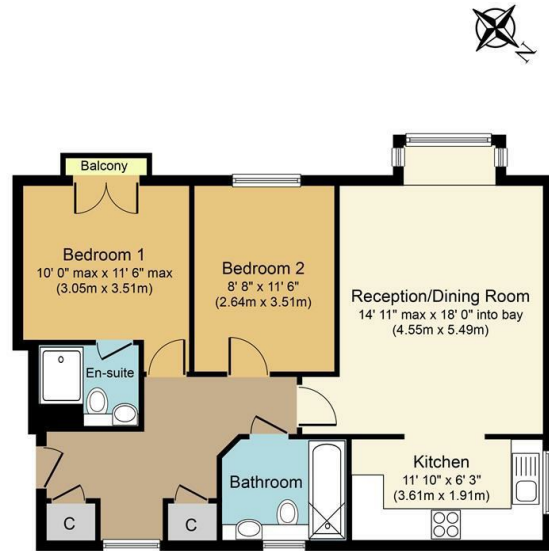
Ideally located, the property is tucked away in a residential area and yet still a 15-minute walk from Redhill train station, and a 10-minute walk from the Earlswood train station. Trains run a regular service from Redhill and Earlswood to London, Gatwick and the South Coast. A less than 10-minute drive then brings you to the historic market town of Reigate, with a bustling high street packed with independent shops and restaurants.

Note: Some of these images are Computer Generated Images (CGI) for marketing purposes only.

Guide Price £265,000



Floor plan



Second Floor
Approximate Floor Area
715 sq. ft.
(66.4 sq. m.)

Kingsfield, Way, Redhill, RH1

Approx. Gross Internal Floor Area 715 sq. ft. (66.4 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.

Copyright Property Portraits | www.propertyportraits.co.uk



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	
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: Leasehold
Council Tax Band: D

www.jamesdeanproperty.co.uk



JAMES DEAN
ESTATE AGENTS

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.