



5 Redstone Manor, Redhill, Surrey, RH1 4BS

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We're absolutely delighted to offer this wonderful extended five-bedroom family home located within one of the areas favoured roads.

From the entrance hall, doors open to the living room, a prominent feature is the bay window which allows natural light to flood in. The dining room offers a great space for more formal dinners or entertaining, the rear door opens to the garden & also offers a great source of natural light. The kitchen is fitted with a range of wall and base units, the side door opens to the garage.

On the first floor there are three bedrooms and a well-appointed family bathroom with a separate toilet. Stairs rise to two further bedrooms; the rear bedroom enjoys amazing far-reaching views.



Outside the driveway & garage provides off street parking for three/four cars. The South facing rear garden has a generous sized patio providing a great area for summer entertaining and BBQ's, the remaining garden is laid to lawn with decorative borders.

If you are commuting to London, Redhill mainline train station offers 30-minute direct links to both London Bridge and Victoria Stations, as well as regular trains to Gatwick Airport and the South Coast. The town also gives easy access to the M25 and M23 motorways. Redhill has a wide selection of well-known shops located in the Belfry Shopping Centre, including Marks and Spencer, W.H. Smith, Boots and H. Samuel. There are also several cafes and pubs. The latest developments nearing completion, are 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.

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

Guide Price £650,000



Floor plan



Whilst every effort 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 accepted 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: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83
(81-91)	B	
(69-80)	C	
(58-68)	D	58
(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	
(58-68)	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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