



5 Brook Terrace Hooley Lane, Redhill, RH1 6DT

[www.jamesdeanproperty.co.uk](http://www.jamesdeanproperty.co.uk)



This well presented terraced family home is situated in Earlswood. The property is perfectly situated within a short walk of the local train station, shops and schools.

The ground floor accommodation includes an entrance hall, cloakroom, kitchen and a lounge/diner. The kitchen offers contemporary teal cabinetry, white splashback tiling, integrated oven and gas hob. The well appointed lounge/diner has laminate flooring, double glazed patio doors opening out to the rear garden, as well as a sizeable understairs storage cupboard.



On the first floor are two double bedrooms, each equipped with built in cupboards, a family bathroom and loft storage. The bathroom, includes floor to ceiling tiling, white sanitary ware and under sink storage.

Externally, the property features a small front garden accessed via a wrought iron gate. To the rear is a well maintained garden, which is mainly laid to lawn with a paved seating area, raised flower beds, a garden shed and rear access to allocated parking.

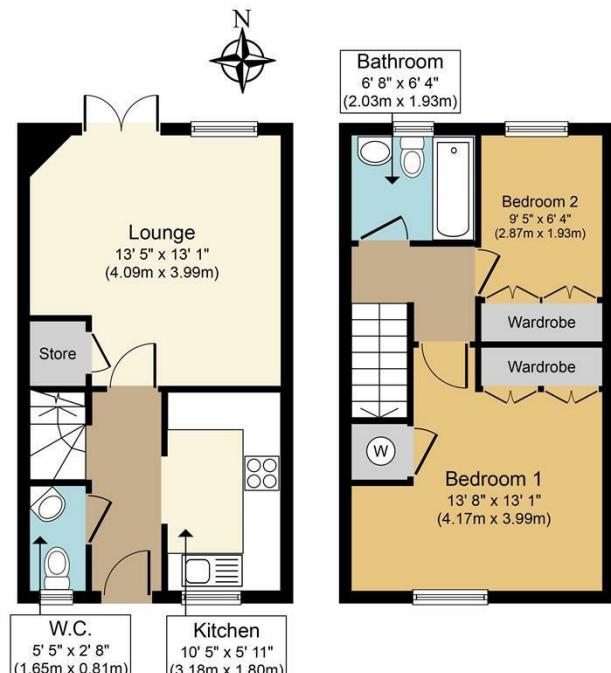
Location is always key and is no exception here. The property is a short distance from local amenities and nearby the thriving town of Redhill, which offers residents a greater mix of local amenities and excellent transport links. Gatwick is only 15 minutes away and Redhill mainline station provides fast services to London and the south coast.



Offers In Excess Of £365,000



### Floor plan



Hooley Lane, RH1

Approx. Gross Internal Total Floor Area 624 sq. ft. (58.0 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. 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](http://www.propertyportraits.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	93	
(81-91)	B	79	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### Key information

**Internal Area:** 624.00 sq ft

**Tenure:** Freehold

**Viewing:** Strictly By Appointment

**Do you have a property to sell?**

If so we can provide you with a free market appraisal.

**Do you need a mortgage?**

Our in house financial advisor would be delighted to provide you with a no obligation quotation.

**Do you need a solicitor?**

We can provide you with a no obligation quote from our preferred solicitor.

[www.jamesdeanproperty.co.uk](http://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](mailto:reigate@jamesdeanproperty.co.uk)

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