



5 Brook Terrace Hooley Lane, Redhill, RH1 6DT

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J A M E S D E A N
E S T A T E A G E N T S

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.

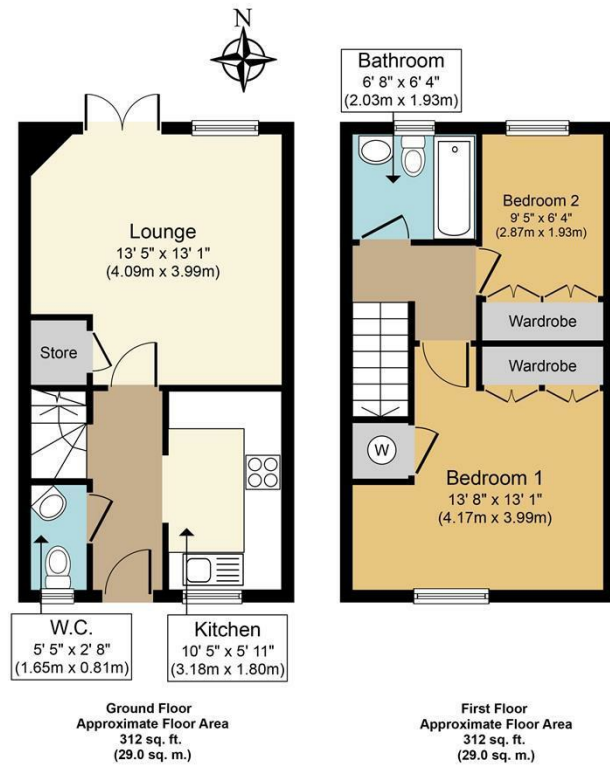
Externally, the property features a small front garden accessed via a wrought iron gate. To the rear is a well maintained garden, which is mainly laid to lawn with a paved seating area, raised flower beds, a garden shed and rear access to allocated parking.

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.

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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 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	

Key information

Internal Area: 624.00 sq ft

Tenure: Freehold

Viewing: Strictly By Appointment

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Do you need a mortgage?

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

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