



87 COLESMEAD ROAD, REDHILL, SURREY, RH1 2EG

**£550,000
FREEHOLD**

***** SPACIOUS, EXTENDED HOME WITH A SOUTH WEST FACING REAR GARDEN AND OFF ROAD PARKING *****

Located within easy reach of highly regarded schools and some stunning Surrey countryside, this versatile, semi detached property would make a superb family home.

Through the front door there is an entrance lobby with stairs to the first floor. Off to the left is a large dining room with a double glazed window to the front and storage under the stairs. There is a door through to the fitted kitchen, which overlooks the garden and has access to the downstairs shower room. There is a bright, dual aspect living room, which has direct access to the garden, and a door to an additional reception room which has French doors to the front and could be used as another bedroom or a playroom. On the first floor there is a landing with loft access, and four bedrooms, three of which are double sized, with a stylish family bathroom.

To the front there is a driveway, providing off road parking for several cars. To the rear you have a 50ft, south west facing garden, that has a secluded patio area, lawn garden and a timber shed.

Nearby you have a handy local shop, and bus routes connecting you to Redhill town centre and also services to Croydon.

Redhill town centre is a little over half a mile away, and offers a wide range of high street shops as well as a shopping centre, regular local market, multi screen cinema, 24 hour gym and excellent train links into central London.

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|------------------------------------|-------------------------------|
| ■ SPACIOUS HOME | ■ POPULAR LOCATION |
| ■ TWO/THREE RECEPTION ROOMS | ■ FOUR/FIVE BEDROOMS |
| ■ DOWNSTAIRS SHOWER ROOM | ■ FIRST FLOOR BATHROOM |
| ■ SOUTH WEST FACING GARDEN | ■ DRIVEWAY |
| ■ COUNCIL TAX BAND: D | ■ EPC RATING: D |





ROOM DIMENSIONS:

ENTRANCE HALL

3'11 x 3'7 (1.19m x 1.09m)

RECEPTION HALL/DINING ROOM

14'7 x 12'6 (4.45m x 3.81m)

KITCHEN

11'7 x 7'7 (3.53m x 2.31m)

SHOWER ROOM

7'8 x 5'8 (2.34m x 1.73m)

LOUNGE

18'1 x 11'0 (5.51m x 3.35m)

FAMILY ROOM/BEDROOM FIVE

13'6 x 10'0 (4.11m x 3.05m)

FIRST FLOOR

LANDING

BEDROOM ONE

17'9(max) x 10'5(max) (5.41m(max) x 3.18m(max))

BEDROOM TWO

10'8 x 7'8 (3.25m x 2.34m)

BEDROOM THREE

11'8 x 8'0 (3.56m x 2.44m)

BEDROOM FOUR

9'6 x 6'11 (2.90m x 2.11m)

BATHROOM

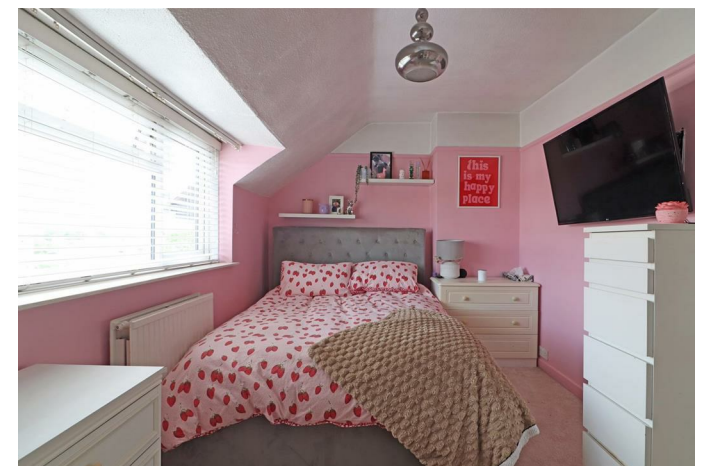
7'8 x 6'9 (2.34m x 2.06m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

SOUTH WEST FACING GARDEN

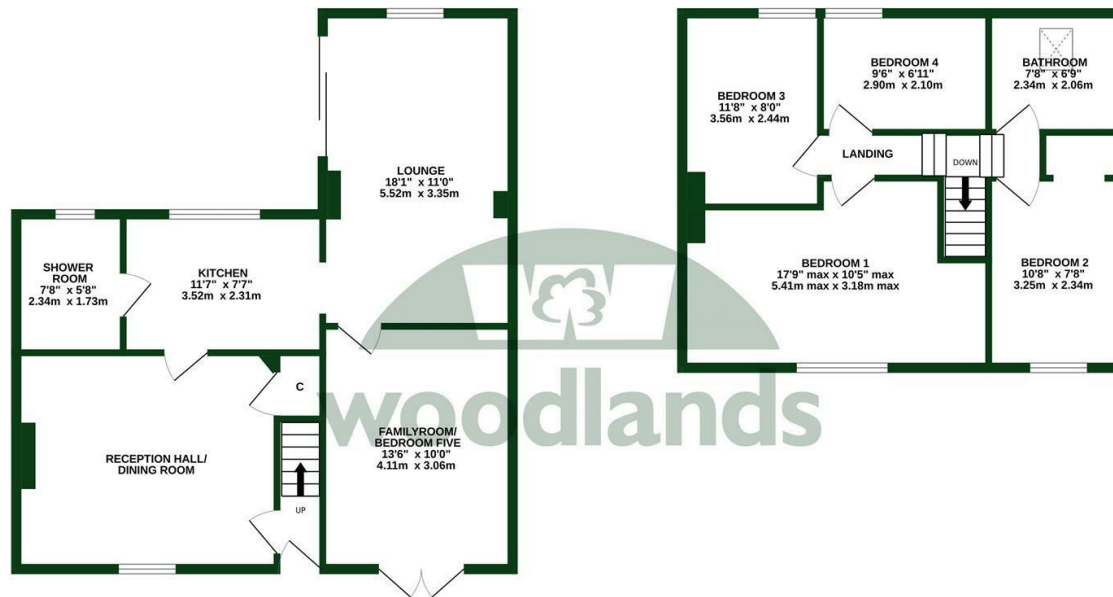
DRIVEWAY WITH PARKING FOR TWO CARS



GROUND FLOOR
711 sq.ft. (66.1 sq.m.) approx.

TOTAL FLOOR AREA 1,229 sq ft (114.1 sq m) approx

1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1229 sq.ft. (114.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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