

Nash Drive  
Redhill, RH1

Freehold  
Offers in excess of £400,000



4 Bedrooms | 2 Receptions | Garden Room | Refitted Kitchen and Bathrooms | Walking Distance  
Redhill Station | London 35 Mins | Close to Town | No Chain | Driveway | Rent out Ground  
Floor...ctd...

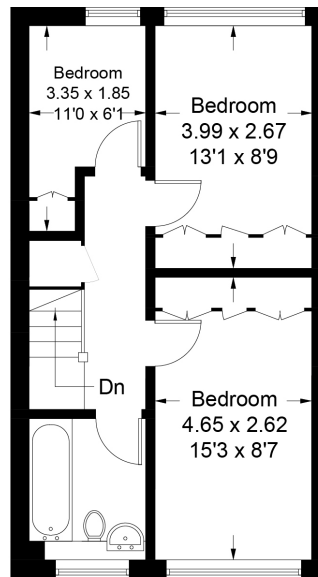


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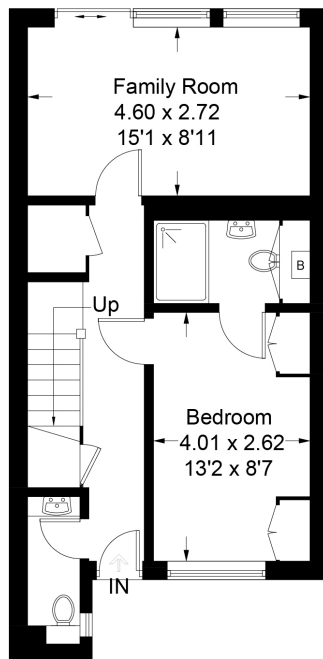
 powerbespoke  
— remarkably different. —



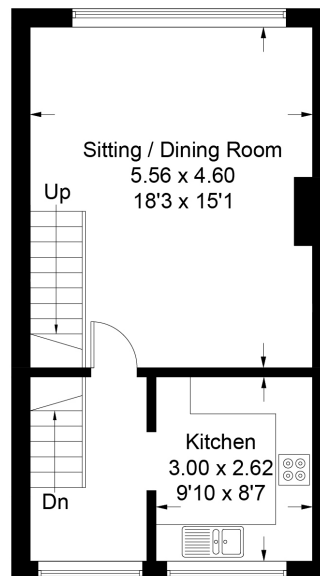
Approximate Gross Internal Area = 121.5 sq m / 1308 sq ft



**Second Floor**




**Ground Floor**




**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID277393)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

4 Bedrooms | 2 Receptions | Garden Room | Refitted Kitchen and Bathrooms | Walking Distance Station | Redhill to London 35 Min's | Close to Town | No Chain | Driveway | Option to Rent out or Annex the Ground Floor...ctd...

Guide Price: £400,000 - £430,000

This spacious Townhouse offers great versatility in a superb location just a short walk to the town center and Redhill train station. The property is offered in good decorative order and benefits from a beautifully updated Kitchen and en suite as well as a refitted bathroom.

Annex potential: The ground floor could be made fully self contained as it offers a double bedroom ground floor with refitted en suite and a lounge area that opens up to the rear garden. Perfect for families wishing to accommodate a relative or a buyer looking to rent it out to have some rent to reduce their mortgage.

A contemporary refitted kitchen and a large lounge both with large double glazed windows to front and back.

The second floor has three bedrooms and the family bathroom, two evenly sized doubles one facing the back and one to the front and a modest single room.

This property is offered with no onward chain for added peace of mind.

Guide Price: £400,000 - £430,000

Other Information...

Parking Arrangements: Driveway

Vendors position: NO CHAIN

Council Tax Band: E

Property Built: Circa 1970's

Potential to add value/extend (stpp): Self contained flat on ground floor would add value.

Tenure: Freehold

Age of Boiler: TBC

Windows Installed: TBC

Garden Fence: To the rear and right (please verify through solicitor)

Garden Shed: Included

Garden Direction: West

Nearest Train Station: Redhill. Services to London in 30 minutes.

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