

## Hooley Lane Redhill, Surrey RH1 6DG

WILLIAMS HARLOW ARE PRESENTING A THREE BEDROOM FAMILY HOME TO THE MARKET. Situated in the popular town of Redhill, easily accessible to the train station and town centre. Consisting of an open-plan fully fitted modern kitchen-diner and spacious reception room downstairs with a WC and direct access to the rear garden. Upstairs provides three double bedrooms as well as a modern bathroom. The property further benefits from double glazing and gas central heating. Available early June on an unfurnished basis.

£1,600 PCM



## ENTRANCE

Small front patio area and glazed front porch.

## RECEPTION AREA

Squared bay window, staircase leading to first floor and under-stairs storage cupboard

## KITCHEN-DINER

Fully equipped kitchen with all mod cons and breakfast bar, and further dining area with double-glazed french doors leading into the rear garden

## DOWNSTAIRS WC

## BEDROOM 1

Double size carpeted room at the front of the house.

## BEDROOM 2

Double room overlooking the rear garden

## BEDROOM 3

Double room with double glazed aspect over the rear garden

## BATHROOM

Modern bathroom with shower over bath, WC and basin

## GARDEN

Well-designed rear garden with decking and grassed areas

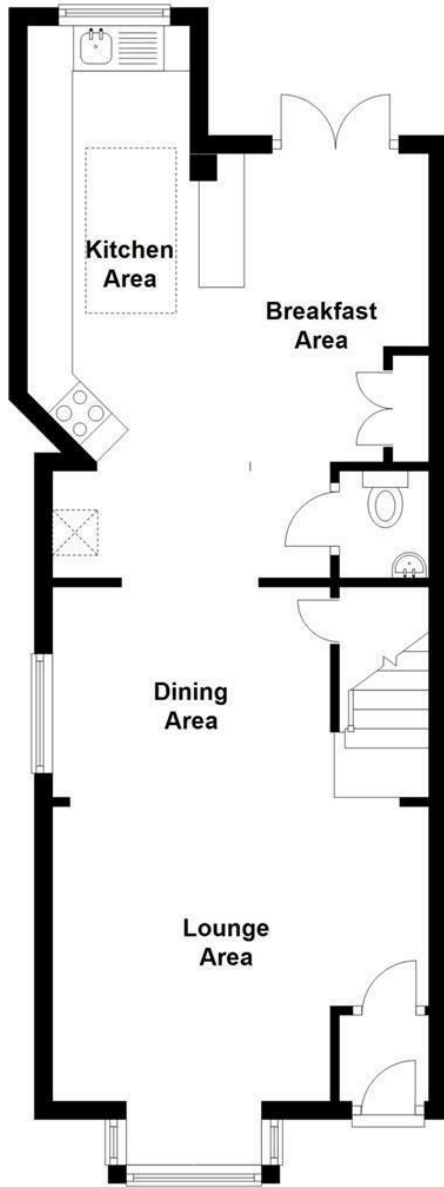
## COUNCIL TAX

Council Tax Band D (£2,072.11 2021/22)

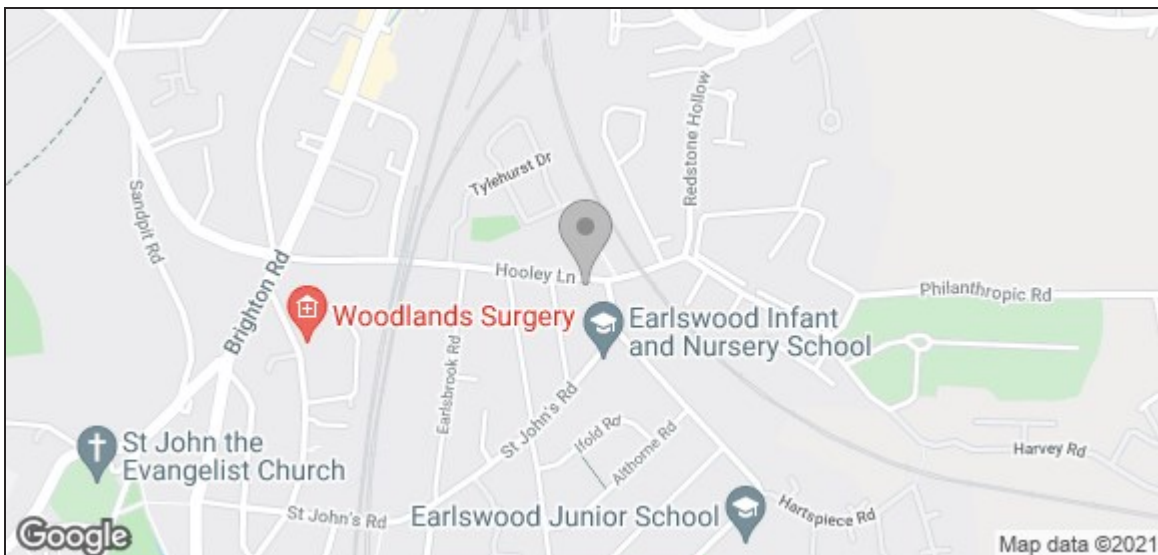
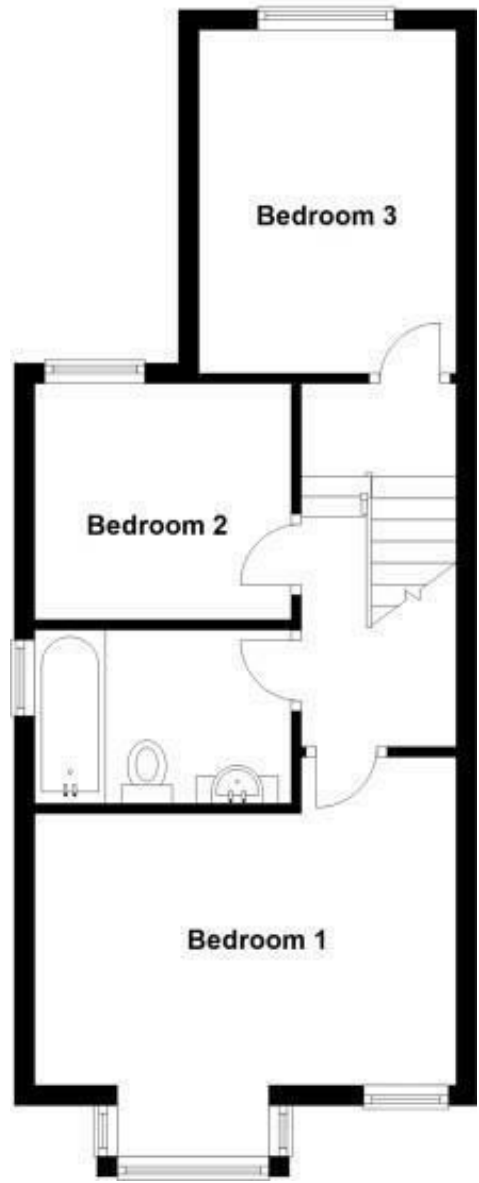


**Ground Floor**

Approx. 47.8 sq. metres (514.4 sq. feet)



Approx. 39.3 sq. metres (423.1 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(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	
<b>England &amp; Wales</b> 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) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	