



**56 Brooklands Way**

Redhill

Guide Price £775,000

hm halliwell  
marks

Nestled in a sought-after cul-de-sac, this beautiful four-bedroom detached family home offers a harmonious blend of modern elegance and comfort. The property boasts a spacious lounge, a separate study, and a convenient cloakroom/wc, providing ample space for relaxation and productivity.

One of the main benefits of this property is the en suite shower room attached to the principle bedroom, offering a touch of luxury and convenience. Upstairs, you'll find four bedrooms, three of which come equipped with built-in wardrobes, ensuring efficient storage solutions for the entire family.

The house welcomes you with an open-plan layout at the back, featuring a modern kitchen adorned with contemporary fitted coloured cabinets and quartz work surfaces. The ground floor is elegantly finished with stylish Karndean flooring, adding a touch of sophistication to the living space.

Additional amenities include a single garage and driveway parking for four cars, ensuring ample space for at least 4 vehicles and storage needs. Conveniently located close to Redhill Station and reputable local schools, this property offers ease of access to transportation and educational facilities.

Step outside, and you'll discover a peaceful and private garden oasis. The south-facing garden provides several seating areas and a generous lawn, offering a perfect setting for outdoor relaxation and entertainment. The gates leading to the single garage add a touch of security and convenience, completing the practicality of this delightful abode.

In conclusion, this beautifully modernised detached family home offers a comfortable and stylish living environment suitable for families seeking tranquillity and convenience. Don't miss the opportunity to make this property your own and enjoy the lifestyle it has to offer.

Council Tax band: F

Tenure: Freehold



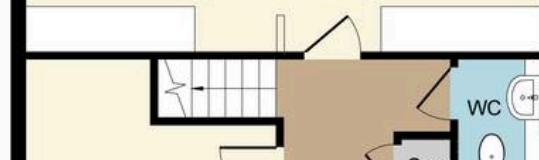




Garden Room  
12'1" x 16'0"  
(3.68m x 4.88m)

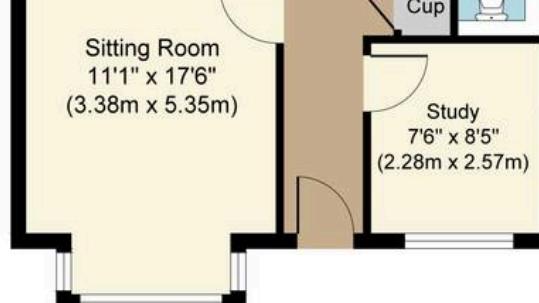


Kitchen/Dining Room  
22'3" x 8'3"  
(6.79m x 2.52m)

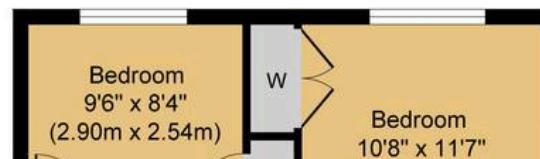


Sitting Room  
11'1" x 17'6"  
(3.38m x 5.35m)

Study  
7'6" x 8'5"  
(2.28m x 2.57m)

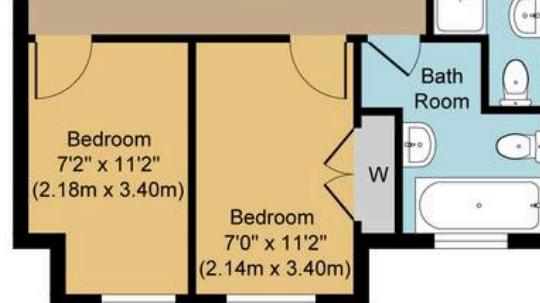
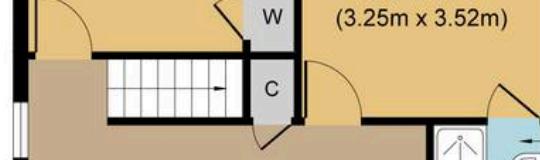


Ground Floor  
Approximate Floor Area  
719 sq. ft  
(66.80 sq. m)



Bedroom  
9'6" x 8'4"  
(2.90m x 2.54m)

Bedroom  
10'8" x 11'7"  
(3.25m x 3.52m)

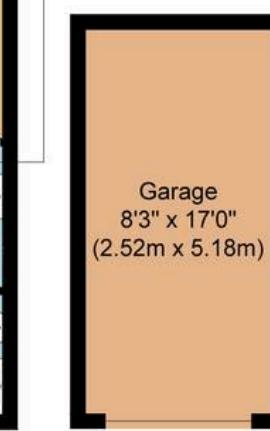


Bedroom  
7'2" x 11'2"  
(2.18m x 3.40m)

Bedroom  
7'0" x 11'2"  
(2.14m x 3.40m)

First Floor  
Approximate Floor Area  
548 sq. ft  
(50.90 sq. m)

En-suite



Garage  
Approximate Floor Area  
141 sq. ft  
(13.10 sq. m)



## Brooklands Way RH1

### Approx. Gross Internal Floor Area 1408 sq. ft / 130.80 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.