



9 Beechwood Villas, Redhill, Surrey, RH1 5EY

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ESTATE AGENTS

Beechwood Villas is a private road close by to the local amenities and train station in Salfords. This desirable family home has previously been extended and benefits from attractive leaded double glazed windows to the front and gas central heating. It is situated at the end of this cul-de-sac location, offers spacious accommodation over two floors and is chain free.

The ground floor features a living room with feature fireplace, kitchen/breakfast room and a family room with French Doors leading out to the rear garden. The kitchen/breakfast room has dual windows offering plenty of light and features ample storage with a range of eye level and based cream coloured units, under unit lighting, integrated oven and gas hob.



Upstairs consists of three bedrooms, large family bathroom and loft storage. The bedrooms are all of a generous size and the family bathroom could easily be adapted to include a separate walk in shower enclosure in addition to the existing sanitary ware.

Externally, the property boasts a porch, private driveway with parking for multiple vehicles and a rear garden that is mainly laid to lawn and includes a patio area.

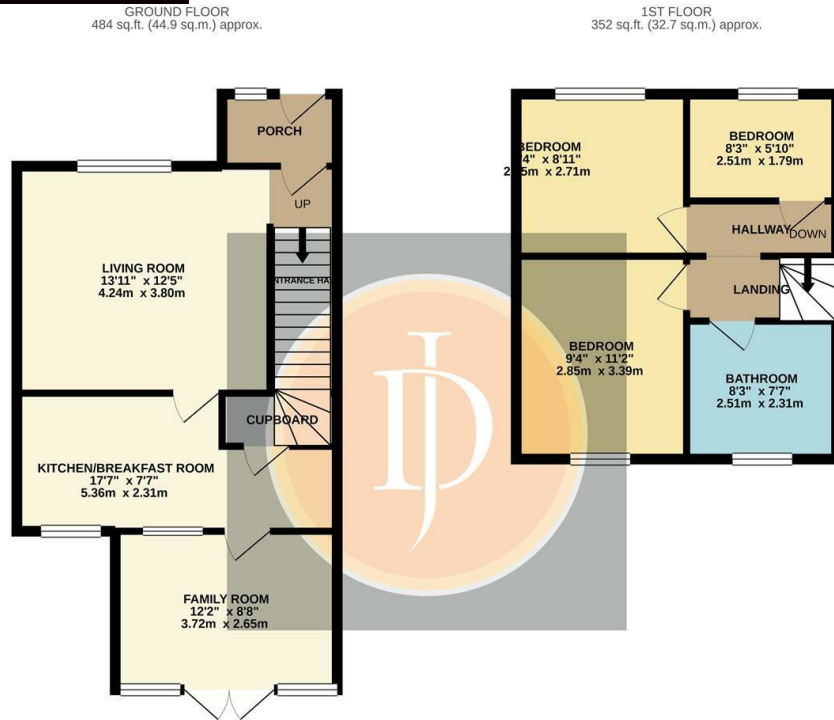
The property is close to the thriving towns of Redhill & Horley, which offers residents a great mix of local amenities and excellent transport links. There is a bus stop situated adjacent to the cul-de-sac that provides services to the neighbouring towns as well as East Surrey Hospital. Gatwick is only 15 minutes away and both towns provide mainline services to London and the south coast.

NO CHAIN

**Offers In Excess Of £350,000**



# Floor plan



TOTAL FLOOR AREA: 836 sq.ft. (77.7 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</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	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</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

TENURE: Freehold  
 Council Tax Band:

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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.