



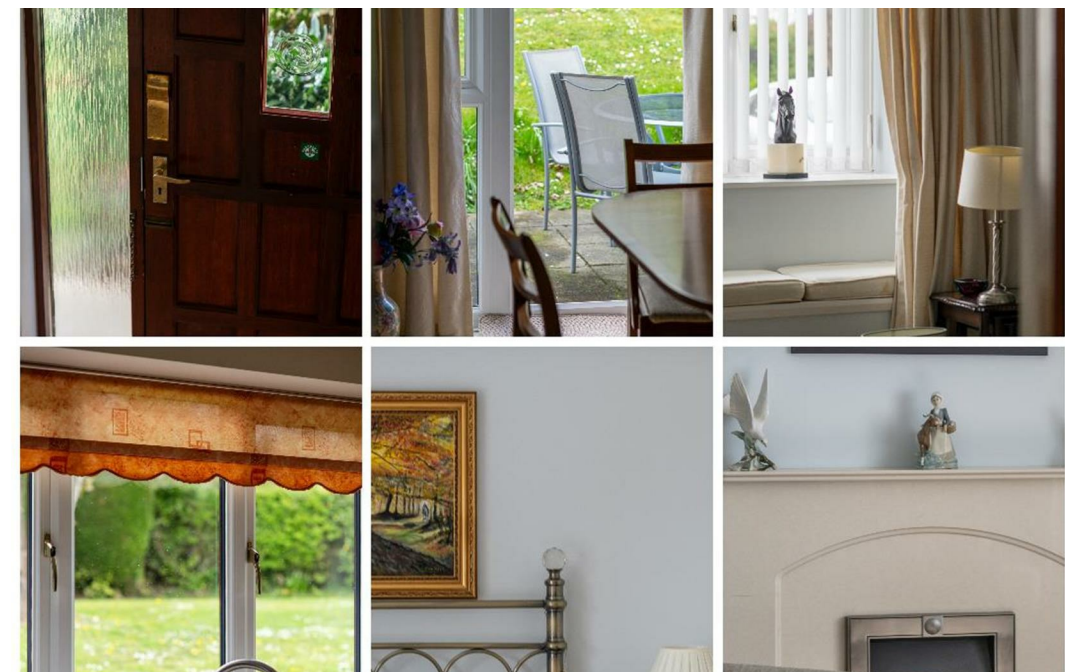
**5 Haigh Crescent, Redhill, RH1 6RA**  
**Asking Price £385,000**



# JAMES DEANE

ESTATE AGENTS

Oaklands Park is a notable retirement development in Redhill. The development is managed as a residential service and offers a wonderful opportunity to become part of a vibrant community in an unrivalled setting and secluded location. Location is always key and it is no exception here. Enjoying nature on its doorstep, the village is a short distance from the bustling commuter town of Redhill, which offers residents a great mix of local amenities and excellent transport links. Gatwick is only 10 minutes away and the mainline station provides fast services to London and the south coast.





This delightful semi-detached home is situated in a highly desirable location and offered to market with NO ONWARD CHAIN. The property comes with freehold title and offers a perfect blend of comfort and space, ideal for those seeking a serene lifestyle in a well-managed retirement setting.

Built in 1989, Oaklands Park is an impressive retirement setting discretely located within a beautifully kept open green space of 16 acres, which is designed exclusively for residents aged 55 and over ensuring a peaceful community atmosphere with nature on your doorstep.

Upon entering, you are greeted by a welcoming living room adorned with a bay window that floods the space with natural light as well as a real flame gas fire that adds a touch of warmth and charm. A separate dining room connects both the kitchen and living rooms and provides direct access to the rear garden. The kitchen features a large storage cupboard and standalone appliances, while downstairs is completed by a guest cloakroom.

The property boasts two generously sized double bedrooms, with the master suite featuring a luxurious ensuite bathroom complete with a quadrant shower. The second bathroom is equally well-appointed, ensuring convenience for both residents and visitors, and upstairs is completed by ample storage provision including twin integrated cupboards and a loft.

Externally, the property features a storm porch, wrap around garden and comes with a garage en-bloc. There is also plenty of resident and visitor parking. A monthly management fee of £261.40 applies, which covers the grounds maintenance, block buildings insurance, external property maintenance, communal CCTV, community careline and window cleaning.

This well-presented home has been meticulously maintained, making it move-in ready for its new owners if you are looking for a tranquil living environment with excellent amenities and a strong sense of community.









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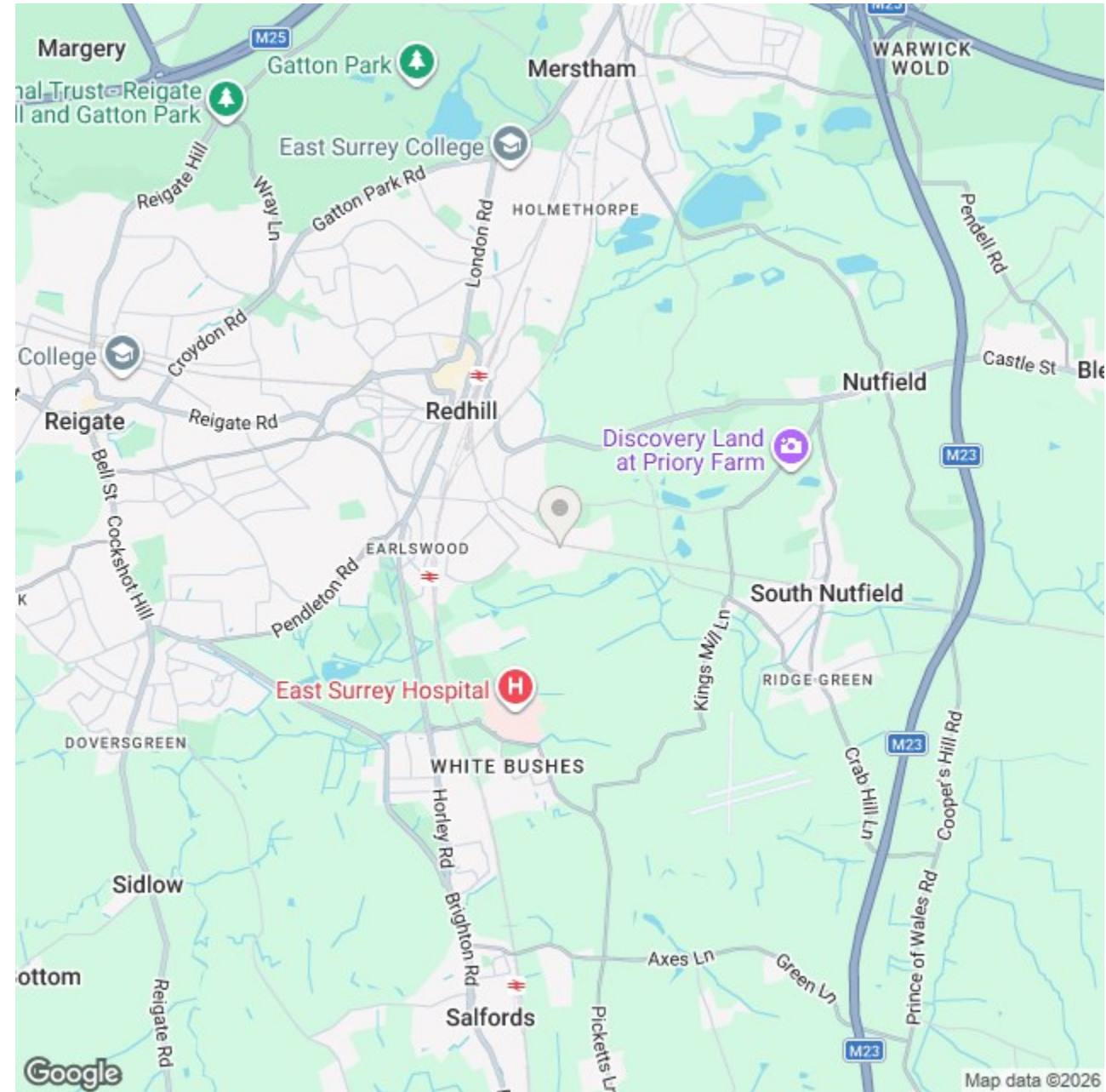


- No Onward Chain
- Picturesque Retirement Setting set in 16 Acres of Green Space
- Over 55's only
- Attractive and Spacious Semi-Detached Home
- Two Double Bedrooms including Principal Bedroom with Large Ensuite
- Generous Living Room with Bay Window and Real Flame Gas Fire
- Separate Dining Room with Direct Access to the Garden
- Well Appointed Kitchen
- Guest Cloakroom
- Garage En Bloc



Energy Efficiency Rating		
	Current	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		
	Current	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	



**Internal Area: 977.00 sq ft**

**Tenure: Freehold**

**Local Authority: Reigate & Banstead BC**

**Council Tax Band: E**

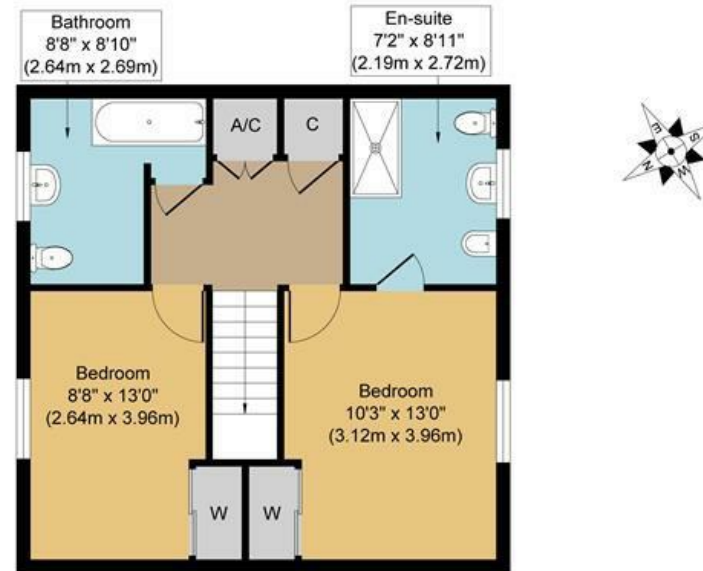
**Do you have a property to sell?  
If so we can provide you with a free market appraisal.**

**Do you need a solicitor?  
We can provide you with no obligation quotes from our panel of preferred solicitors.**

**Do you need a mortgage?  
We can refer you to our preferred panel of Independent Financial Advisors who have access to the whole of the marketplace.**

# 5 Haigh Crescent, Redhill, RH1 6RA

## FLOOR PLAN



**First Floor**  
Approximate Floor Area  
484 sq. ft  
(45.00 sq. m)



**Ground Floor**  
Approximate Floor Area  
493 sq. ft  
(45.80 sq. m)



**Haigh Crescent, RH1**

**Approx. Gross Internal Floor Area 977 sq. ft / 90.80 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.

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