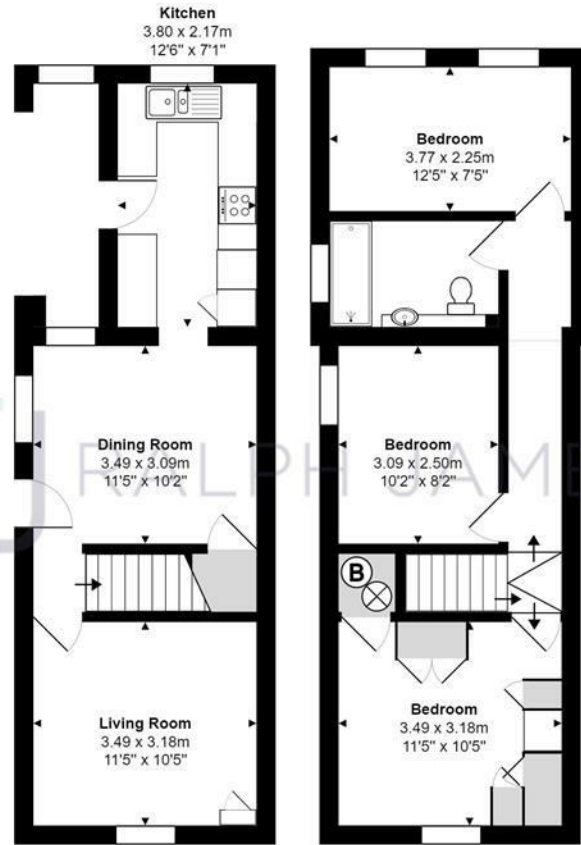


Hardwick Road
Redhill
Surrey
£475,000



RALPH JAMES

FLOOR PLANS



Ground Floor

First Floor



Hardwick Road, Redhill

Total Area: 82.9 m² ... 893 ft²

FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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RALPH JAMES



IN A NUTSHELL



Easy to maintain garden with shed



Three double bedrooms



Bright living room



Modern bathroom



Spacious living room & fitted kitchen



Street parking



WHAT'S GREAT?

This pretty red brick detached three bedroom family home is warm and welcoming as soon as you step foot inside. Nestled neatly between Redhill and Reigate you get the benefits of both towns from their great selection of shops and cafes to Redhill Stations excellent links into the city and Reigate's delightful eateries and nightlife.

At the front of the property is the bright living room, it's large window letting in plenty of natural light all year round. During the evenings you can put your feet up as you catch up with the family before settling in for the night with a good movie. The living room is a great size with space for a large dining table and chair set where you can eat your dinner and the open archway leading to the kitchen allows you to stay involved with the conversation as you prep.

The fitted kitchen is modern with plenty of cupboard and worktop space, ideal for any budding chef. The slate flooring and black granite worktops go beautifully with the cream cupboards and mosaic backsplash. During the summer you can open up the back door to let in some fresh air and enjoy the garden views through the window as you cook.

Upstairs there are three double bedrooms, the master bedroom includes a storage cupboard that could be used to keep things tidied away or as a small closet to allow you to make the most of the floor space on offer. The third bedroom would make a great home office or nursery. All of the bedrooms are light and airy, ready to be decorated with your own personal touch. The family bathroom has a sleek finish with a large walk in shower, storage and the tiled finish makes it easy to clean.

Outside the decked garden is perfect for those who enjoy relaxing in the sunshine but who are looking for something low maintenance and there is a shed at the end of the garden to offer some additional storage.



Ashley likes it
because....

"The location of this home is perfect, Reigate has some wonderful shops and restaurants along with Priory park that offers entertainment all year round and Redhill's station has excellent links into London, Gatwick and Brighton. There are also some great schools for all ages in the surrounding area, ideal for any growing family."

SELLER'S SECRET

"We have had 42 very happy years in our house in Meadvale. Bringing up our children with the schools all very local, St John's, Reigate Priory, Sandcross, Dover's Green, Reigate School and many more. The area is very good for access to train stations and airport which has always been very easy for commuting and this is a very friendly community and a nice quiet area to live. We have spent many happy summer barbecues in the south facing garden also. We are very near to Earlswood lakes with lovely walks over the common and around the lakes themselves and the shops at Woodhatch are only a 10 minute walk away or two minutes in the car."

CLOSE TO HOME

Reigate School 0.4m	The Old Oak 0.06m
Earlswood Lakes 0.7m	Reigate 1.3m
Earlswood Station 1.0m	Redhill Station 1.6m
Dunottar School 0.6m	Priory Jnr School 1.1m
M25 2.9m	Gatwick Airport 6.5m

To buy or not to buy...

RALPH JAMES

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