

Tollgate Avenue
Redhill
Surrey
£475,000



RALPH JAMES

FLOOR PLANS



Tollgate Avenue, Redhill

Total Area: 132.8 m² ... 1430 ft²

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. www.stillmoving.london © 2018

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IN A NUTSHELL



Large garden with decking area



Three double bedrooms



Two spacious reception rooms



Two modern bathrooms



Modern kitchen/ diner & utility room



Driveway



WHAT'S GREAT?

On a very POPULAR ROAD in Redhill within easy distance of stations, a short stroll to country life and popular schools, this SEMI-DETACHED house is set back from the road by a large driveway and front garden, with side access to the back garden.

Inside, it is clear to see that the current owners have updated this property and extended up into the loft creating a third bedroom and out to the rear to expand the kitchen into a wonderfully bright kitchen/ dining room.

First to your left is a large reception room, currently used as a children's play room, versatile enough to be changed into what suits your families needs. Through the hallway, you walk through a galley style utility room into the glorious kitchen/diner, modern and bright, the units are a stylish shaker style providing plenty of storage space and there is room for freestanding appliances.

Dine under the stars beneath the skylight where you can place a breakfast or dining table and enjoy meals with friends and family. To the left of the dining area is another reception room, currently used as the family lounge for everyone to retire too after a good meal.

Patio doors lead out to the raised decking area which is perfect for hosting summer BBQ's and enjoying a glass of bubbly as the sun goes down. There is a large lawn and mature trees providing some privacy either side of the garden and space to the rear for a shed.

Upstairs, on the first floor, there are two double bedrooms, both with beautifully tiled feature fireplaces and there is a modern family bathroom. Up to the second floor, the third bedroom rests peacefully with views from the Velux windows with your very own modern en-suite shower room.

If you are a keen walker, you will be pleased to know that you are on the doorstep of Petridgewood Common and Earlswood Lakes, perfect for dog walking and nature trails! The M25 and M23 are within an 8-minute drive and if you're off on your holidays, Gatwick Airport is around the corner



Ashley likes it
because....

"This modernised home is great for any professionals or families looking for peaceful living, yet close to transport, shopping and country side walks. I love how versatile this home is and how bright yet cosy the rooms feel."

SELLER'S SECRET

"This has been our family home for 11 years. We love open plan living and we have been very spoilt with our huge kitchen /dining room. It's a great house for entertaining friends and we have had many BBQ's on our large decking area. We are also very lucky to have 2 outstanding schools nearby."

CLOSE TO HOME

| | |
|------------------------------|------------------------------|
| Earlswood School 1.8m | Salfords Primary School 0.6m |
| Dovers Green School 1.4m | Reigate School 1.2m |
| Redhill Train Station 2.0m | Gatwick Airport 4.0m |
| Earlswood Train Station 1.2m | Salfords Train Station 1.1m |
| The Plough 1.3m | Reigate Town Centre 2.6m |

To buy or not to buy...

RALPH JAMES



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