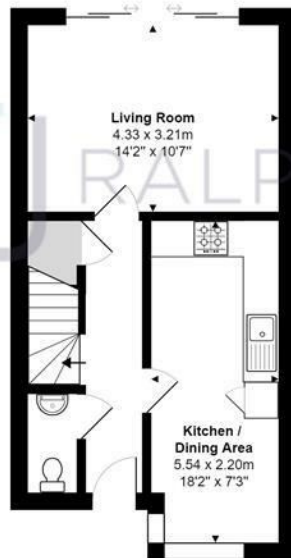
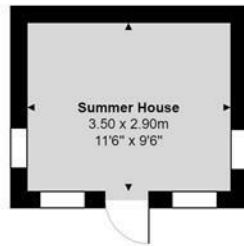


Reeds Meadow
Redhill
£375,000

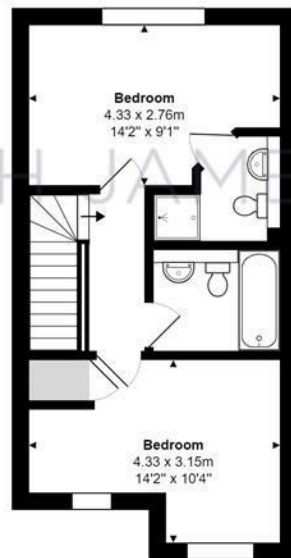


RALPH JAMES

FLOOR PLANS



Ground Floor



First Floor

Reeds Meadow, Redhill
Total Area: 73.2 m² ... 787 ft² (excluding summer house)

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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IN A NUTSHELL



Pretty garden & outhouse



Two spacious bedrooms



Bright living room



Family bathroom, master en-suite & downstairs W/C



Recently refurbished kitchen/dining area



Allocated parking



WHAT'S GREAT?

PRICE GUIDE: £375,000- £400,000

This spacious two-bedroom property has a gorgeous south facing garden, brand new kitchen designed by its current owners, bright and open rooms and there is a pretty outbuilding at the end of the garden which would be ideal for a home office or some extra storage!

Beautifully finished throughout, it is clear this house has been well looked after and developed into a welcoming and inviting home. The open plan kitchen/dining area has been recently renovated into a chic and sophisticated space that any budding chef would be jealous of. The high gloss cupboards sit flawlessly with the contrasting metro tiled splashback that adds a pop of colour and brings a happy, sunny vibe to the room. Integrated appliances including the fridge freezer, oven, and dishwasher make it fully functional and you can comfortably fit in a dining table and chairs where your guests can sit and chat whilst you prepare dinner.

The living room has large patio doors that let sunshine flow through and open up the area, a comfy sofa suite will easily fit in here with room to spare. In the warmer summer evenings, you can leave the doors open to let a gentle breeze drift in as you sit outside and enjoy a glass of something refreshing. The delightful garden is an all-day sun trap, making it the ideal spot for a bbq!

Upstairs there are two generous bedrooms, the front bedroom has built in storage and the master bedroom includes a modern en-suite with walk in shower. The family bathroom has a tiled finish so keeping on top of cleaning isn't too much of a chore. After a long day you can relax in a hot bubble bath and soak the stresses of the day away.

For those of you that commute, Redhill's mainline train station is within walking distance and has quick links into the city! Tesco express is just around the corner so you can pick up your essentials without having to go too far and during the evening you can enjoy a lovely stroll around the lakes.



Ashley likes it
because....

"As soon as you step foot into this home you can tell just how much thought and love has been put into creating a warm and welcoming place where you can entertain family and friends or enjoy a cosy night in. During the summer you'll be spending most of your time in the garden where you can enjoy the sunshine all day long and if you want to head out for a change of scenery I'd highly recommend talking a stroll around the Lakes."

SELLER'S SECRET

"Since moving here 4 years ago, we've loved the community feel & peaceful surroundings the Watercolour development offers, despite it's close proximity to the town centre, and connections into London & Brighton. We've loved improving the property, and especially enjoy the sun-trap garden! It's the perfect home for your family"

CLOSE TO HOME

Redhill Station 1.3m

Merstham Station 1.3m

Local Shops 0.1m

The Gym, Redhill 1.2m

M25 Access 2.3m

Mercers Lakes 0.4m

Reigate Town 2.9m

East Surrey College 1.0m

East Surrey Hospital 3.1m

Gatwick Airport 8.1m

Service charge £450 pa

To buy or not to buy...

RALPH JAMES



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