

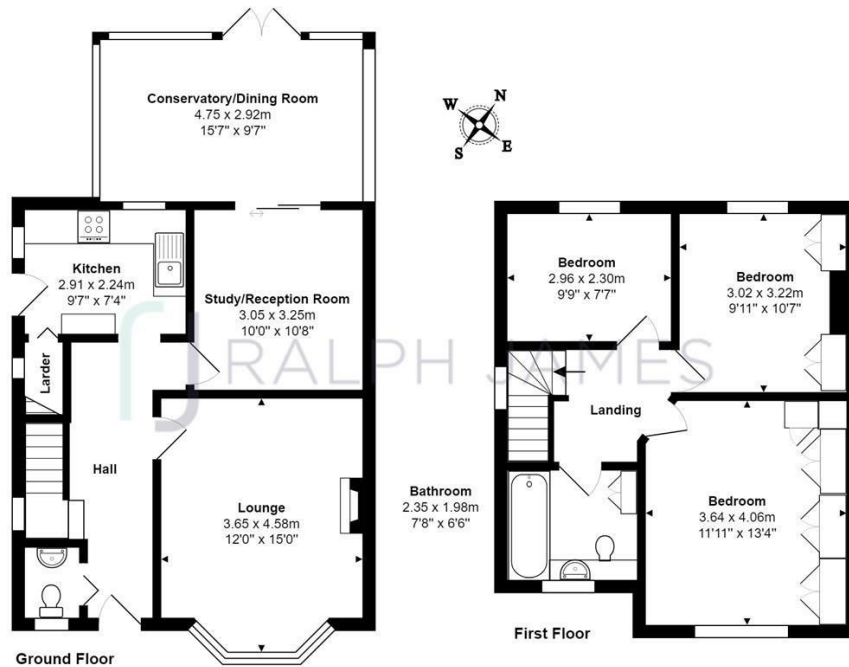
# Ringwood Avenue Redhill Surrey

£500,000 - £525,000



RALPH JAMES

# FLOOR PLANS



Ringwood Avenue, Redhill

Total Area: 104.6 m<sup>2</sup> ... 1125 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**RJ RALPH JAMES**



## IN A NUTSHELL



Beautiful maintained garden



Three generous sized bedrooms



Three reception rooms with period features



Modern family bathroom & w/c



Modern kitchen with larder & dining area in conservatory



Driveway for two vehicles





# WHAT'S GREAT?

Situated in a quiet residential road, there are convenience stores, a small park, bus routes, schools and Donyngs Leisure Centre all within walking distance. Redhill town centre is also a short walk away, where there is a wider variety of shops and restaurants, plus Redhill train station which has excellent links in and out of London. Gatwick Airport is approximately 7-miles away by car, so a short taxi ride can make going on your holidays a lot less stressful!

Approached via the driveway, stepping inside this beautiful home, you are welcomed by a hallway with bright decor making the home feel warm. There is a cloakroom to the left and a beautiful lounge to your right. The large bay window floods this room with light, showcasing the furnishings and stunning cast iron fireplace with floral patterned tiles. You can imagine cosy evenings snuggled up in front of the fire, watching a good movie with the whole family.

Back into the hallway, straight ahead is a modern kitchen with colourful marine coloured tiles and a handy larder to store food and kitchen appliances. There are plenty of cupboards and work top space, plus room for freestanding appliances. The study/ reception room has endless options for it's use, with exposed beams adding some period charm which leads through to the dining/ conservatory room. Bright and cheerful this room is ideal for entertaining guests with it's sociable layout, perfect for hosting an annual Christmas party.

There are double doors leading out to the beautiful, well-manicured garden with a patio area and the rear of the garden is mostly laid with lawn. Perfect for summer soirees and star gazing.

Back inside and upstairs, there are three great sized bedrooms, the master and the second bedroom have fitted wardrobes and there is a plush, newly fitted modern family bathroom with a rainfall shower head over the bath.

Only a short drive away is Reigate High Street full of unique shops, schools and and entertainment for the whole family.



Ashley likes it  
because....

"If you are looking for a great home in the local area where you can walk to town, schools and shops, then look no further! This well-kept property has so much to offer with it's spacious layout, period features and contemporary living space. The conservatory is a great room to enjoy all year round, and I imagine summer parties to be a hit with your friends and family."

## SELLER'S SECRET

"We knew immediately this was going to be our family home as soon as we walked through the door over 23 years ago. We loved the feeling of space both inside and outside the house. We have enjoyed updating our home while retaining many of the original 1930's features.

We've appreciated the location which has made the daily commute into London much easier. Miles of beautiful countryside on the North Downs are also within walking distance of the house.

With our family now grown, we are ready for a new adventure and hope that someone else will love living here as much as we have!"

## CLOSE TO HOME

Redhill Train Station 1.0m

Merstham Train Station 1.2m

Lime Tree School 0.6m

St Bedes School 0.9m

The Warwick School 1.3m

East Surrey Hospital 0.2m

M25 Access 2.1m

Gatwick Airport 7.8m

Royal Alexandra & Albert 1.8m

To buy or not to buy...

RALPH JAMES



39 High Street | Redhill | RH1 1RX | 01737 765555  
admin@ralphjames.co.uk | www.ralphjames.co.uk

