

# Royal Earlswood Park Redhill

£440,000



RALPH JAMES

# FLOOR PLANS



Royal Earlswood Park, Redhill

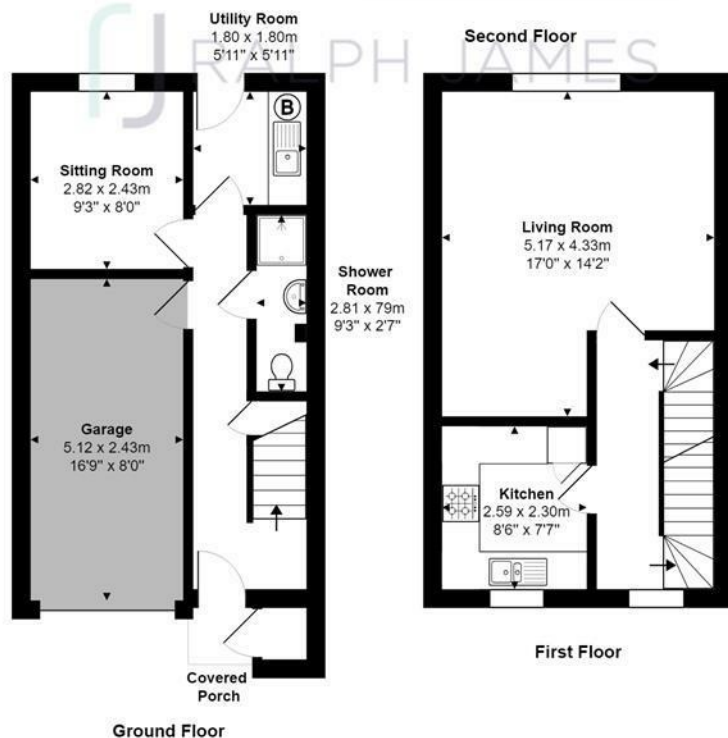
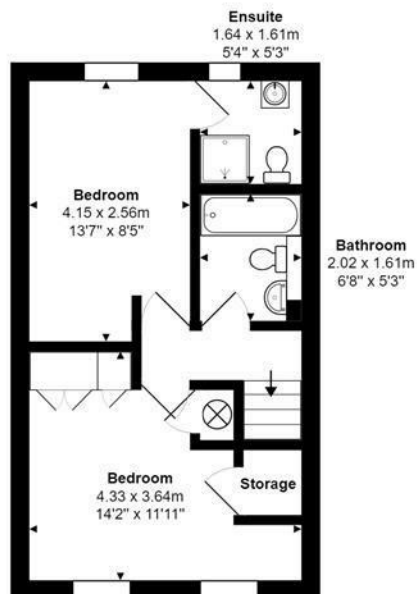
Total Area: 106.1 m<sup>2</sup> ... 1142 ft<sup>2</sup>

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.

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## IN A NUTSHELL



Pretty, well manicured garden



Spacious living/ dining room & ground floor sitting room



Modern integrated kitchen & utility room



Two double bedrooms/ third ground floor bedroom



Two bathrooms & shower room



Integral garage & driveway





# WHAT'S GREAT?

Covering several acres of MANICURED GARDENS for the EXCLUSIVE use of the residents, this home is positioned in the grand Royal Earlswood Park development. There is access to the communal SWIMMING POOL and gymnasium, as well as the library, overlooking the great hall and you are within easy reach of London in just 40 minutes from either Earlswood or Redhill stations.

You are first welcomed into an undercover porch with a handy bin cupboard to your right and once you are inside the property the hallway has a utility room to hide away all the washing and a door leading into the integral garage. The versatile room to the back is at your disposal for whatever suits your living needs and there is a separate shower room. Access from the utility room leads to the pretty rear garden. This is a peaceful haven, perfect for relaxing, or dining al-fresco underneath the stars.

Up to the first floor, the large and bright living/dining room has plush carpet underfoot and enough space to have a dining table, so you can host more 'formal' dinner parties and retire to relax on the sofa after. The separate modern kitchen is spacious and bright with white gloss cupboards and plenty of worktop space. All appliances are integrated, so you can move straight in and cook up a storm!

The second floor has a grand master bedroom with its very own en-suite shower room. The second bedroom has fitted wardrobes and benefits from the main modern bathroom.

There are some truly magical walks to be taken across the woods and fields... Great if you have dogs! Redhill town centre is a short stroll or drive away with an array of shops and Reigate High Street is full of unique shops, eateries and bars, with an Everyman cinema so the whole family can enjoy a night out. There are some fantastic schools to choose from if you have children and Gatwick airport is approximately a 15 minute drive away for when you're off on holiday!



Ashley likes it  
because....

"There are not many developments you can visit as much as I do Royal Earlswood Park, yet each and every time I enter via the sweeping driveway, through the perfectly manicured gardens, only to be met by the most impressive building of its type in the area, you can't help but to be impressed.

Not only does it have beauty it also offers a great lifestyle with its luxurious gym and pool. This particular house is in my favoured position here sat behind the black iron gates given a real sense of exclusivity. You won't be disappointed with the house either. "

## SELLER'S SECRET

"Our modern town house is on a peaceful development with an amazing park and recreational grounds, good amenities with access to the communal swimming pool and gym, plus it's within walking distance to the train station. We love it here so much we are looking to stay nearby. "

## CLOSE TO HOME

Earlswood train station 0.8m

Redhill train station 1.7m

East Surrey Hospital 0.3m

Gatwick Airport 4.7m

M25 Junction 8 .35m

Reigate college 3.7m

Earlswood Primary School 2.1m

The Warwick School 2.5m

Reigate School 1.1m

Service charge £1020 per year

To buy or not to buy...

RALPH JAMES



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