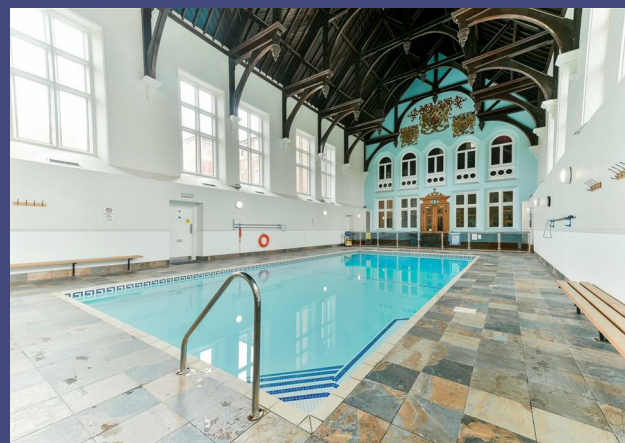


Reed Drive
Royal Earlswood
Park
£525,000



RALPH JAMES

FLOOR PLANS



Reed Drive, Royal Earlswood Park, Redhill

Total Area: 139.7 m² ... 1503 ft² (excluding store)

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



IN A NUTSHELL



Pretty landscaped garden with patio area



Large living room, dining area & family room



Spacious kitchen with built-in appliances



Four/five bedrooms over three bedrooms



Three bathrooms & w.c



Garage en-bloc & allocated parking space



WHAT'S GREAT?

The houses in Reed Drive were built around 18 years ago, when the Royal Earlswood Park was transformed into unique development.

You'll find this home extremely VERSATILE, perfect for so many types of families and couples. Whether you use the ground floor as bedrooms, or as a home office, cinema room or children's hang out- the options are endless. Once inside this MODERN TOWNHOUSE, the hallway has a large storage cupboard to house shoes and coats, a utility room to hide away all the washing and two bedrooms/ family rooms. The spacious room to the back is at your disposal for whatever suits your living needs, with an en-suite shower room and doors leading out to the garden. This is a peaceful haven, perfect place for relaxing evenings gazing up at the stars and a patio area for dining al-fresco!

Up to the first floor, the large and bright lounge is to your left with an electric feature fireplace and two large windows filling the room with natural day afternoon light. There is a w/c on this floor and to your right the kitchen/diner is a great size for entertaining guests. Terracotta tiles in the kitchen, with wooden units give it a slight Mediterranean feel, with plenty of worktop space and room for a dining table in the dining area.

The second floor has a grand master bedroom with fitted walk-in wardrobes and an en-suite shower room. There are a further two good sized bedrooms and a modern family bathroom.

There is a fantastic residential swimming pool and gymnasium to use at your leisure, and hidden pathways throughout the development lead to woodland walks, great if you have dogs, and access to Redhill golf centre! For those needing to commute by train to work every day Earlswood station is only a 10-minute walk away. There is also a garage to the rear for your car, or extra storage and allocated parking for one vehicle.



Ashley likes it
because....

"Every time I enter via the sweeping driveway into Royal Earlswood Park I can't help but feel the exclusivity the development offers, admiring 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. Having enjoyed living here myself, the summer months on the front lawn is a great hang out. Whether you are having a picnic or enjoying a game of rounders, its a great place to invite friends and family over."

SELLER'S SECRET

"The first time we came to Royal Earlswood Park 12 years ago, we knew that this was where we wanted to live. The grounds are simply gorgeous, especially the view of the historic main building through the magnificent avenue of redwood trees. We have genuinely loved our time here in the quiet peaceful surroundings. Yet it is only a few minutes walk to Earlswood station, or a 10 minute or so drive to Gatwick Airport. And for the lazier days there is always the bus service to Reigate and Redhill town centres. Moving will be difficult as we'll be hard pressed to find a property and location as splendid as this. But now is the time for us to move on and allow a new family to come and make the most of what Royal Earlswood Park has to offer."

CLOSE TO HOME

Earlswood Station 0.7m

Redhill Station 1.6m

East Surrey Hospital 0.6m

Gatwick Airport 5.6m

M25 Access 3.2m

The Warwick School 1.7m

Earlswood Junior School 0.7m

Service Charge: £1,106

To buy or not to buy...

RALPH JAMES



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