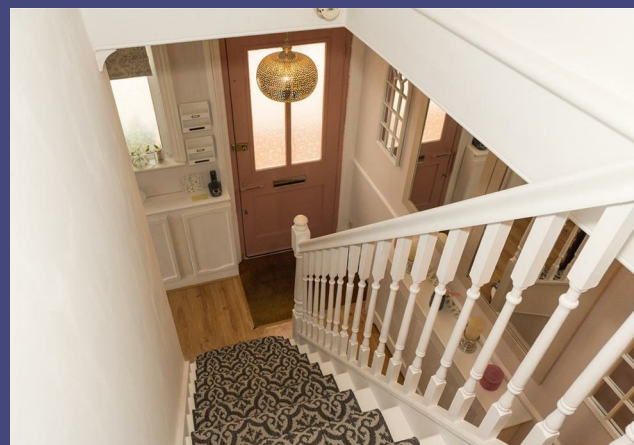
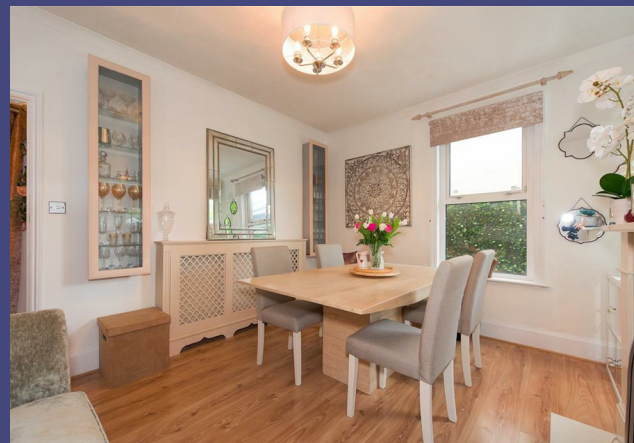


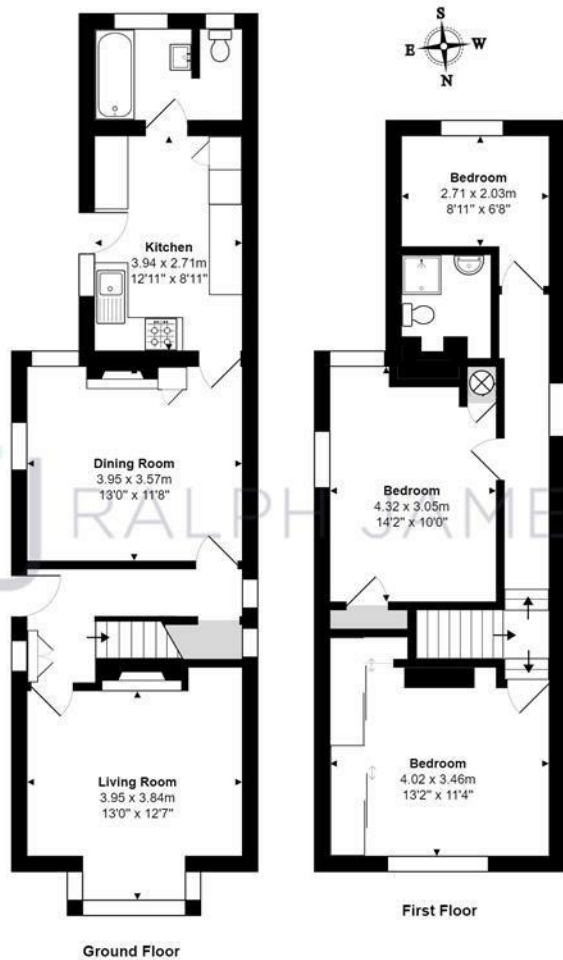
Charman Road Redhill Surrey

£550,000 - £575,000



RALPH JAMES

FLOOR PLANS



Charman Road, Redhill

Total Area: 101.5 m² ... 1093 ft²

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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RALPH JAMES



IN A NUTSHELL



Pretty south facing garden



Spacious living and dining rooms



Chic kitchen



Two double bedrooms & one single



Family bathroom & upstairs bathroom



Off road parking



WHAT'S GREAT?

Just a short walk away from Redhill town, this modest looking house will surprise you. Following the path down to the pretty front door, you step through into the hallway with the living room to your immediate right. Elegantly decorated, this well sized room comfortably fits in a couple of comfy sofas, its large bay window brings natural light in and opens up the space on offer, its modern décor is complemented with some traditional features including a gorgeous ceiling rose.

Heading through to the back of the property, the dining room is the perfect spot to catch up with the family at the end of the day as you enjoy a delicious meal. From here you go through to the kitchen, this chic space comes with plenty of cupboard space, trendy mosaic patterned flooring and its light finish accentuates the space. A door at the end of the kitchen takes you into the family bathroom that includes an inviting bath and W/C.

Outside, the easy to maintain garden is a welcoming sun trap, offering you a place to revel in the summer sunshine with a glass of something refreshing or a place to throw a BBQ to enjoy with friends. The path leads you to a spot at the end of the garden where you can set up the garden furniture and the shed gives you some additional storage.

Upstairs there are two spacious double bedrooms, both with built-in storage. The master bedrooms is flooded with natural light through the large window and the sliding mirrored doors of the wardrobe give the illusion of even more space! At the end of the corridor is the third bedroom, an ideal spot for a home office or nursery, with pretty uninterrupted views of the garden. You will also find another bathroom on this floor, with a lovely walk in shower.

A great bonus is the driveway, you can leave the car parked up during the day and make the most of Redhill Stations quick links into the city. The high street offers all the essentials and you can enjoy some stunning views whilst you stroll around Redhill Common.



Ashley likes it
because....

"This is a great family home, it's surprisingly spacious rooms and light decor offer you plenty of room. There are some excellent schools ranging from Nursery to college all within walking distance and on a weekend you can pop to Deli on the Hill to grab a coffee and sweet treat."

SELLER'S SECRET

"We fell in love with this house and offered the same day, but never imagined we would enjoy twenty happy years here. It's been perfect for the City of London commute, and more recently for both of us to work from home. Now we have to relocate, and we will miss the summer evenings in the garden and the peace and calm of Charman Road - it's hard to imagine such a tranquil spot that is so close to all that Redhill and Reigate have to offer."

CLOSE TO HOME

Redhill train station 0.6m

Reigate High Street 1.2m

Donyngs Gymnasium 0.3m

Epoch Art Gallery 413ft

St Josephs School 0.3m

St Bedes School 1.0m

Reigate Grammer School 0.8m

Wray Common School 0.6m

Gatwick Airport 6.1m

East Surrey Hospital 2.0m



To buy or not to buy...

RALPH JAMES



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