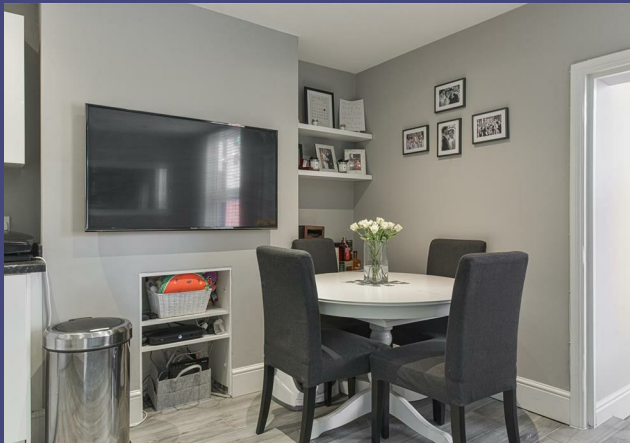


Gatton Park Road  
Redhill  
Surrey  
£350,000



RALPH JAMES



# FLOOR PLANS



## Ground Floor Flat

Gatton Park Road, Redhill

Total Area: 60.4 m<sup>2</sup> ... 650 ft<sup>2</sup>

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## IN A NUTSHELL



Private south facing garden



Two spacious double bedroom



Open plan living area



Brand new modern wet room



Modern fitted kitchen & breakfast bar



Street parking





# WHAT'S GREAT?

This glorious Victorian ground floor maisonette is a simple treasure on the outskirts of Redhill with its own private garden and entrance along with a spacious and modern layout – this home really is a treat for anyone looking to jump onto the property ladder.

Entering via the side entrance, you step into the open plan living space that includes a large fitted kitchen with a breakfast bar. The contemporary design of the kitchen has built in appliances giving you extra space and a decent amount of worktop top.

In the morning you can sit up at the breakfast bar with a hot drink and admire the views of the garden before you head off to get ready for the day. The L-shaped layout of the living room space around the kitchen can fit in a comfy sofa suite along with a dining table and chair set.

As you make your way down the hall you have access to the brand new bathroom, second bedroom and garden – the bathroom includes a gorgeous walk in waterfall shower and it's light grey tones gives it a modern finish. The second bedroom is a great size, perfect for a guest room or nursery, it also includes built in wardrobes and double doors that open up into the garden!

Outside the private and sizable garden has been landscaped to make a enchanting space for you to enjoy when the sun is shining. If you enjoy getting your hands dirty, you can plant some flower beds to add a splash of colour and at the end of the garden you can add a large shed to give you some additional storage space.

The large double bedroom at the front of the property includes wall to wall built-in wardrobes so you can add in some additional accessories and add in your own personal touch to make cosy.

Nestled between both Reigate and Redhill, this is a prime location with both towns having great links into the city and the M25 just a five minute car ride away.



Ashley likes it  
because....

"The location of this maisonette along with it's private garden and spacious rooms makes this a great place to live, the open plan layout makes entertaining easy and during the summer you can host plenty of BBQ's in the large secluded garden - with it being south facing it's a sun trap!"

## SELLER'S SECRET

"This has been a great home for us, we've loved living in this area and seeing the apartment become our home during the renovations. One of our favorite things about living here is the outdoor space, during the spring it's beautiful to see the pink blossom tree bloom - sitting in the garden of an evening has been a true delight."

## CLOSE TO HOME

Merstham Station 1.1m

Redhill Town 1.1m

Reigate Station 2.0m

Reigate Town 2.2m

Gatton Park 0.2m

RAA School 0.7m

Lime Tree Primary School 0.5m

M25 2.2m

Share of Freehold

Lease: TBC Peppercorn ground rent.

To buy or not to buy...

RALPH JAMES

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