

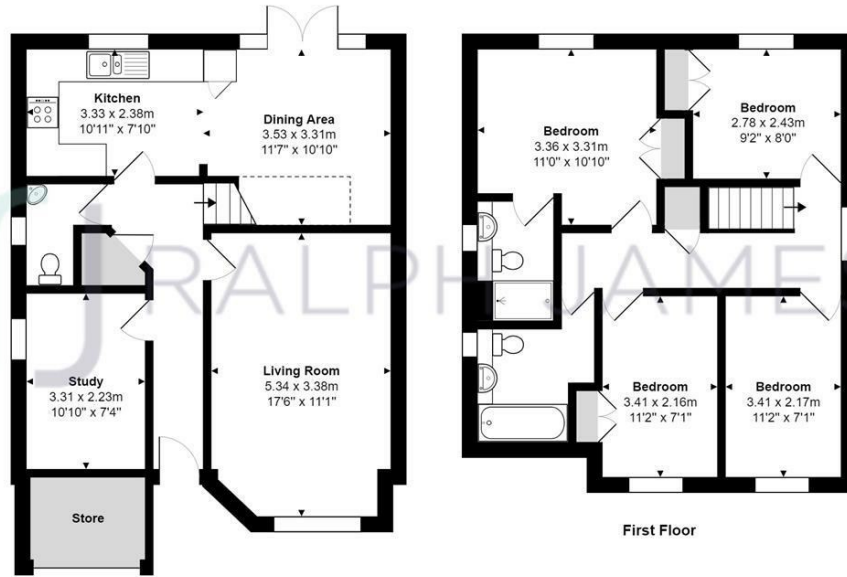
# Mayfield Close Redhill Surrey

OIEO £475,000



RALPH JAMES

# FLOOR PLANS



Ground Floor

Mayfield Close, Redhill  
Total Area: 113.9 m<sup>2</sup> ... 1226 ft<sup>2</sup>  
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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## IN A NUTSHELL



Large garden



Living room & study



Open plan kitchen/dining area



Four spacious bedrooms



Family bathroom & master en-suite



Off street parking





# WHAT'S GREAT?

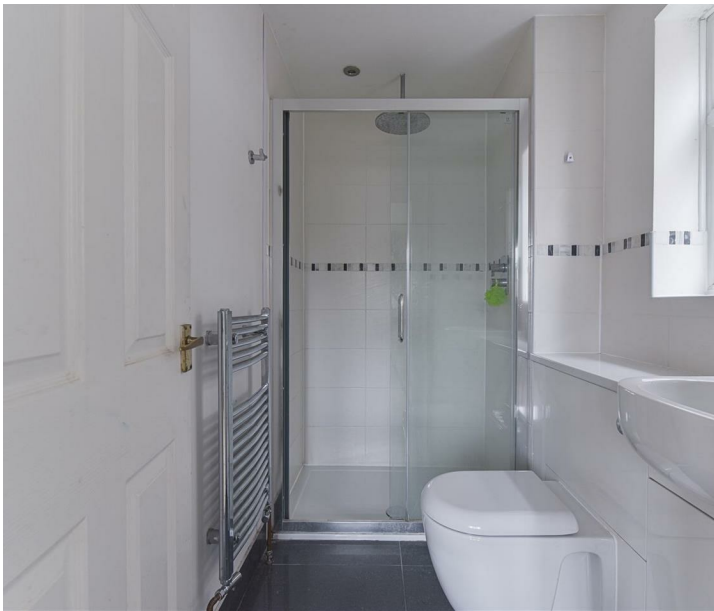
Down a quiet close on the outskirts of Redhill, this pretty detached three-bedroom house has plenty of space for those looking for some extra room to settle down in. As you park up on the drive and step through the front door you step into a long hallway leading you through to the generous layout on the ground floor. The Living room is a great size with a large window bringing in lots of light, in the evenings you can cuddle up on the comfy sofa and enjoy a family movie night in.

The open plan kitchen/dining room at the end of the hallway is light and airy, the kitchen comes with integrated appliances and the splash-back tiles add a pop of colour to the cream finished colours. The dining room can easily accommodate a decent sized dining table and during the summer you can open up the patio doors to lead you through to the garden. There is also a downstairs W/C and a study – perfect if you get the opportunity to work from home or could be used as a children's playroom to contain all the toys!

Outside the garden has a large patio where you can add a table and chairs to entertain friends and family with a summer gathering, you can set up some garden games on the lawn to entertain the children and if you wanted some extra storage there is more than enough room to add in a shed without losing too much garden.

Upstairs there are four generously sized bedrooms, three of which include built-in wardrobes. The master bedroom has an en-suite with a large walking rainfall shower and some cupboard space to keep things tidy. The family bathroom has a large tub and overhead shower, you can unwind in a hot bath before heading to bed.

The surrounding area has some excellent schools and you can walk to Salfords station for connections into the City and Gatwick. Redhill and Reigate are both a short drive away with a selection of shops, restaurants and entertainment for all the family.



Ashley likes it  
because....

"This is the ideal home for those looking to move up the property ladder, with good sized rooms, a lovely sized garden and the peacefulness of the close - this would be the perfect place for any growing family. Salfords station can get you into the city in under an hour and both Reigate and Redhill are just a short drive away."

## SELLER'S SECRET

"This house has been perfect for raising our family with a quiet location, friendly neighbours and placed for easy access for Redhill, Reigate or Gatwick Airport. Being detached with parking for two cars has been a massive plus for privacy and easy living, especially as there are excellent schools and plenty of amenities nearby too. After owning the house since 2004 it's now time for another family to enjoy the property as much as we did."

## CLOSE TO HOME

Salfords Primary School 0.5m

Salfords Station 1.1m

Redhill Town 2.3m

Reigate Town 3.0m

Reigate School 1.8m

East Surrey Hospital 1.0m

M25 4.0m

Gatwick Airport 5.0m

Oakwood School 3.1m

M23 4.4m



To buy or not to buy...

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