



**21 Clarence Road, Meadvale.**  
Redhill

Guide Price **£1,250,000**





## 21 Clarence Road

Nestled in a sought-after location on the borders of Reigate and Redhill, this beautifully presented former coach house offers a perfect blend of character and modern living. Boasting four bedrooms, including a master with en-suite, this detached property provides ample space for a growing family. The bright and spacious lounge overlooks the pretty gardens, while the stunning kitchen/dining room with utility room is ideal for entertaining guests. Additionally, residents will benefit from a garage, off-road parking, and an EV charge point, catering to modern needs and convenience.

Perfectly situated near a range of local amenities, including shops, restaurants, and coffee shops, the property also enjoys close proximity to well-regarded schools such as Dunottar and Reigate Grammar. Outdoor enthusiasts will appreciate Earlswood lakes and Reigate Priory Park's vast open parkland, tennis courts, skate park, and cafe, all within easy reach. Commuters will find convenience in Earlswood Station for quick access to London, while motorists will enjoy easy access to the M25 and Gatwick Airport being just 8 miles away. The landscaped garden and EV charge point add to the appeal of this exceptional property, making it a true haven for those seeking a peaceful yet convenient lifestyle.

Council Tax band: F

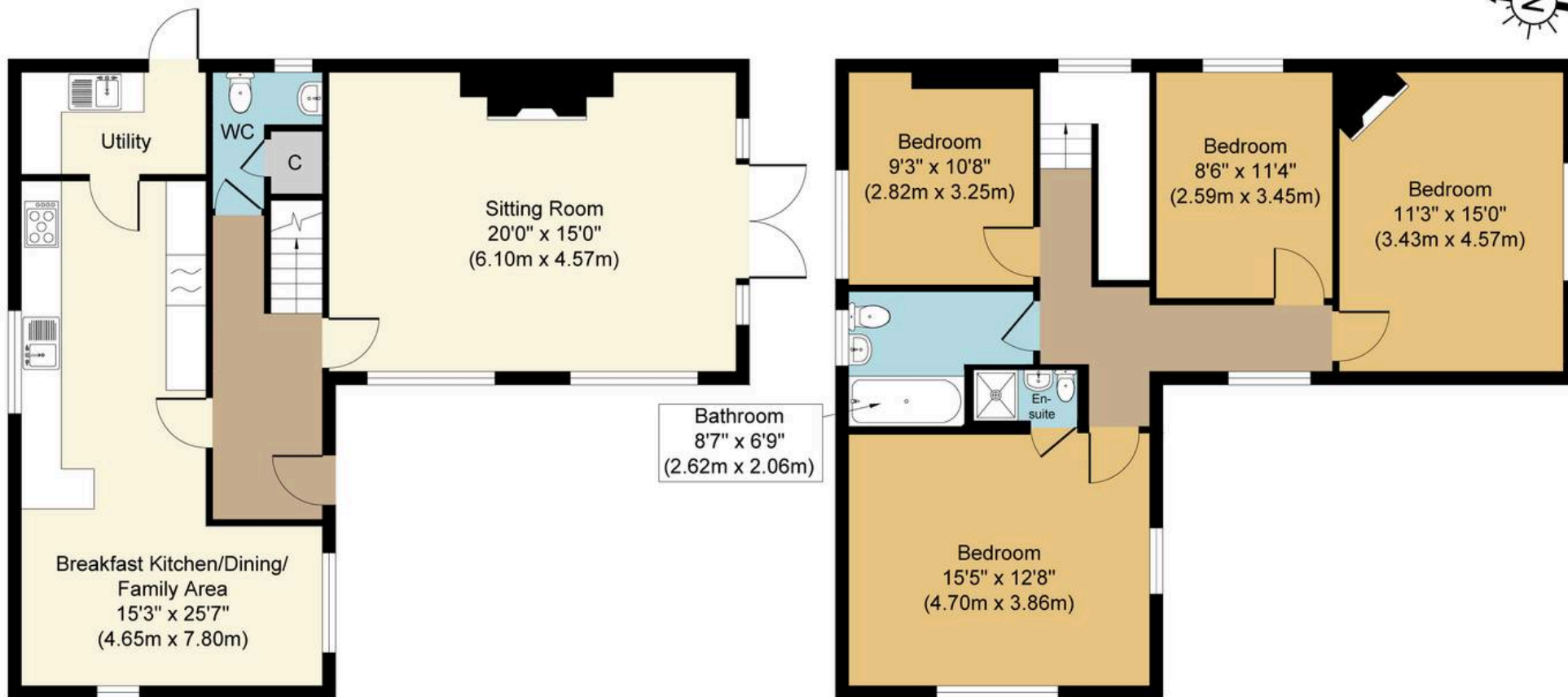
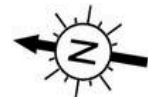
Tenure: Freehold











**Ground Floor**  
**Approximate Floor Area**  
**774 sq. ft**  
**(71.90 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**774 sq. ft**  
**(71.90 sq. m)**

**Clarence Road, RH1**  
**Approx. Gross Internal Floor Area 1548 sq. ft / 143.80 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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