



22 Clarence Road.

Redhill

Guide Price £800,000

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22 Clarence Road

Nestled in a sought-after location on the borders of Reigate and Redhill, this impressive property presents a rare opportunity to acquire a charming three bedroom detached house. Boasting three generously sized double bedrooms, two reception rooms, a study, and a conservatory/garden room, this home offers versatile living spaces designed for modern family living. The property also benefits from a garage and off-road parking, ensuring convenience for residents. Its mature rear garden, a true highlight of the property, provides a tranquil retreat for relaxation and entertaining, making it the ideal setting for those seeking a peaceful escape.

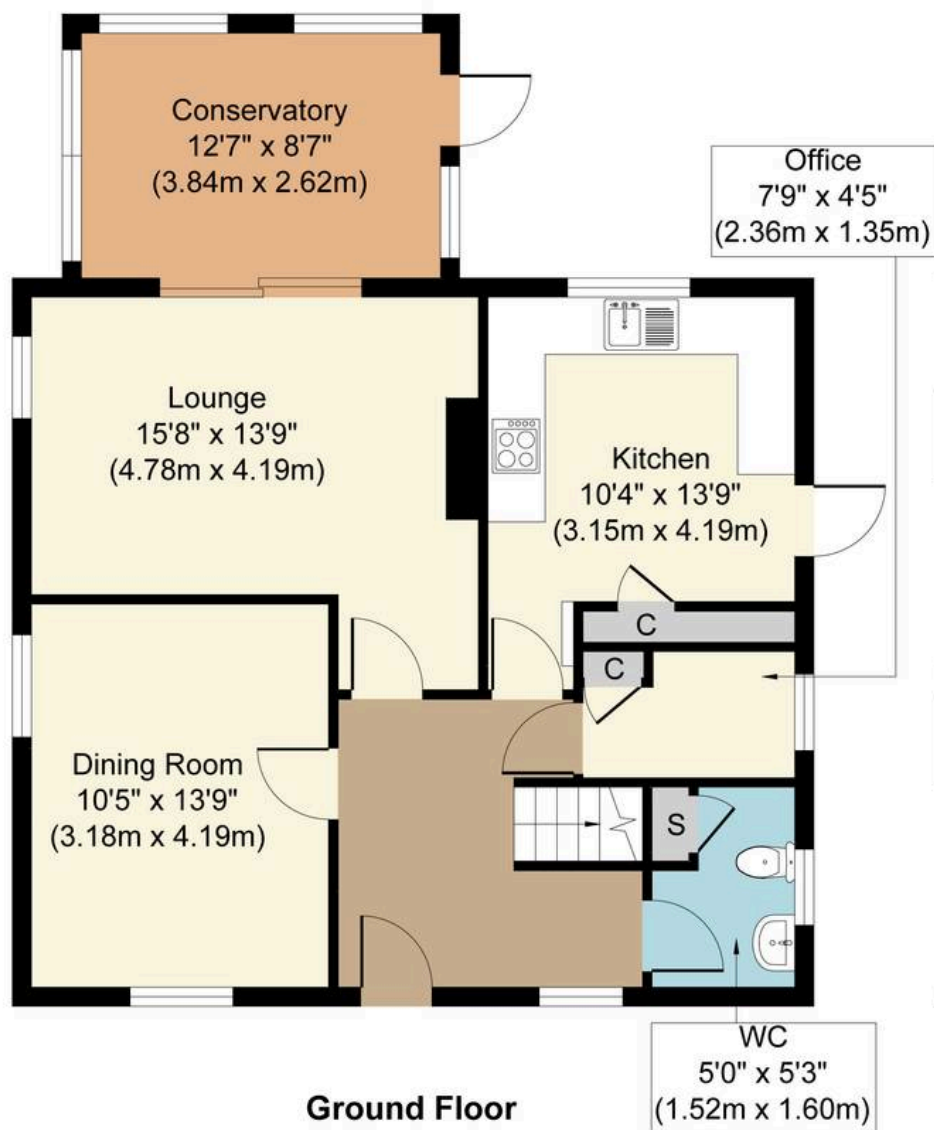
The outdoor space of this residence further enhances its appeal, with a large rear garden perfect for outdoor gatherings or simply enjoying the sunny days. Well-regarded schools such as Dunottar and Reigate Grammar are within close proximity, ensuring families with children a convenient location for educational needs. Outdoor enthusiasts will find themselves captivated by the nearby Earlswood lakes and Reigate Priory Park, offering a plethora of outdoor activities including vast open parkland, tennis courts, a skate park, and a charming café. For commuters, Earlswood Station provides quick access to London, while motorists will appreciate the easy reach of the M25 and Gatwick Airport just 8 miles away. Don't miss this rare opportunity to call this wonderful property home, with its blend of modern convenience, ample living space, and delightful outdoor sanctuary awaiting its new owners.

Council Tax band: F

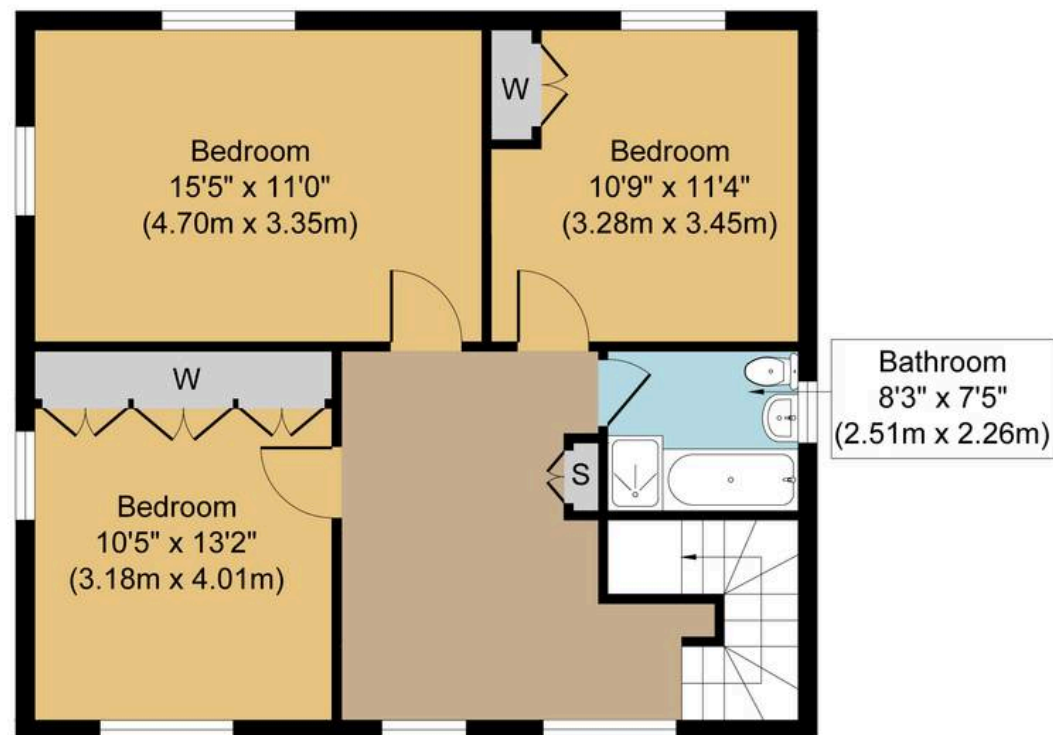
Tenure: Freehold







Ground Floor
Approximate Floor Area
763 sq. ft
(70.87 sq. m)



First Floor
Approximate Floor Area
646 sq. ft
(60.05 sq. m)

Clarence Road, RH1
Approx. Gross Internal Floor Area 1409 sq. ft / 130.92 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.