



**35 Arbutus Road.**

Redhill

Guide Price **£475,000**

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marks**

## 35 Arbutus Road

Nestled in a quiet residential area, this stunning three-bedroom semi-detached house presents an ideal family home with its thoughtful design and spacious layout. Upon entering, you are greeted by the inviting ambience of the open plan kitchen diner that seamlessly leads through to the airy conservatory, creating a perfect setting for both relaxing and entertaining. The property boasts a separate utility room, complete with a convenient shower and WC, offering easy access from the front to the rear garden.

Ascend the staircase to discover three generously proportioned bedrooms, each providing a comfortable sanctuary for rest and relaxation. A modern family bathroom/ WC completes the upper level, exuding a sense of refined elegance and functionality. For added convenience, the property features off-road parking for two cars, ensuring hassle-free commuting and guest accommodation.

Embracing the essence of contemporary living, the large west-facing rear garden provides an expansive outdoor space for al fresco dining, garden parties, or simply basking in the warmth of the sun. Immerse yourself in the tranquillity of this private retreat, enveloped by lush greenery and charming surroundings.

Whether you seek a cosy abode to unwind after a long day or a welcoming space to host gatherings with loved ones, this beautiful three-bedroom semi-detached house is sure to exceed your expectations.

Council Tax band: TBD

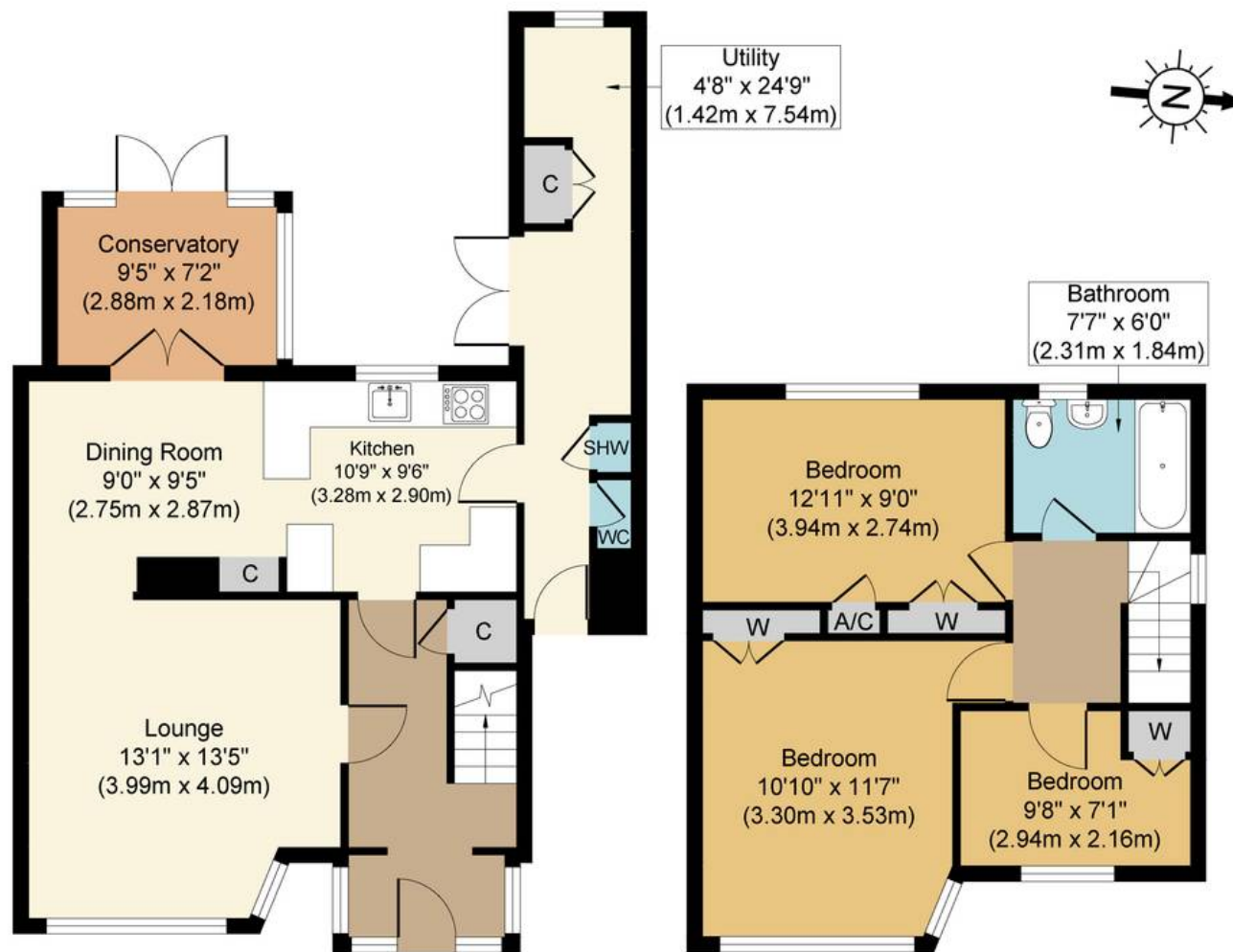
Tenure: Freehold

- Beautiful Three Bedroom Semi-detached Family Home

- Open Plan Kitchen Diner Leading Through To The Conservatory







**Approx. Gross Internal Floor Area 1,055 sq. ft. (98.00 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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