



## 13 Holmesdale Avenue

Watercolour, Redhill, RH1 2PB

**£2,000 Per Calendar Month**



**\*\* AVAILABLE JUNE \*\*** Simply stunning - A beautifully presented three/four bedroom family home in popular Watercolour development. The property comprises integrated kitchen, downstairs cloakroom, spacious reception room with patio doors leading to garden & garage, master bedroom with en-suite shower room, second double bedroom with built in wardrobes & balcony, off street parking and gas central heating



### ENTRANCE HALL

power points, double radiator, double glazed window to side, stairs rising to first floor with under stairs storage cupboard, additional built in storage, door to:-

### CLOAKROOM

low level w.c, wash hand basin, frosted double glazed window to front extractor fan

### RECEPTION ROOM

Double glazed windows to side and rear, two double glazed sliding patio doors to side and rear giving access to low maintenance landscaped rear garden, vaulted double height ceiling with skylight windows opening to galleried mezzanine area, TV and telephone points, two double radiators,.

### KITCHEN/BREAKFAST ROOM

A range of wall mounted and base level units, granite work surface with inset one and a half bowl sink and drainer, integrated washing machine, dishwasher and fridge/freezer, integrated double oven with gas hob and extractor fan, single radiator power points, full height double glazed window to front, spotlights, tiled floor.

### FIRST FLOOR

#### LANDING

built in boiler cupboard, double glazed window to side, stairs leading to second floor

#### BEDROOM TWO

Double glazed patio doors leading to BALCONY with decked flooring and overlooking the front of property, double radiator, power and TV points.

#### BEDROOM THREE

double glazed window to rear, double radiator, power points.

#### MEZZANINE

overlooking dining area and benefiting from Skylight windows to rear, double radiator, power, TV and telephone points, spotlights.

#### FAMILY BATHROOM

paneled bath with tiled enclosure and fitted shower, low level w.c., wash hand basin, electric shaver point, double radiator, frosted double glazed window to rear.

### SECOND FLOOR

#### LANDING.

two built in storage cupboards, double radiator, power points, double glazed window to side.

#### MASTER BEDROOM

Skylight windows to rear, double radiator, power, TV and telephone points, spotlights, door to:-

#### DRESSING ROOM

Hanging Rail & Shelving

#### ENSUITE SHOWER ROOM

fitted shower cubicle, low level w.c., wash hand basin, heated towel rail, electric shaver point, extractor fan, frosted double glazed window to front.

### OUTSIDE

#### LANDSCAPED REAR GARDEN

low maintenance with fenced boundaries and gate to rear leading to:-

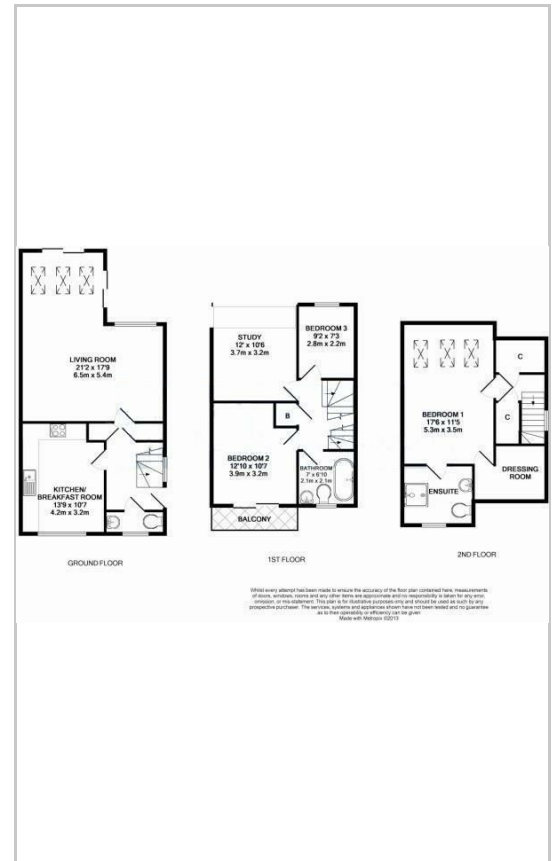
#### GARAGE

en bloc and directly to the rear of the property with allocated parking directly in front of garage.

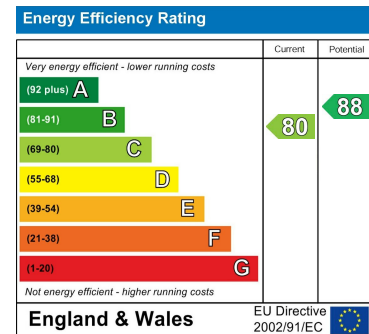
## Area Map



## Floor Plans



## Energy Efficiency Graph



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