



19 Holmesdale Avenue, Redhill, RH1 2PB
Guide Price £695,000

A five bedroom property offered to the market with accommodation set over three floors including sitting room with double height sky-light windows, mezzanine floor currently used as a study, fitted integrated kitchen, two en-suite shower rooms, family bathroom, garage and off street parking. **VENDOR SUITED**. The property is located in the ever popular Watercolour Development in Redhill, a modern village offering a nature reserve created around two stunning lagoons with local Tesco supermarket and located to the North side of Redhill Town Centre with easy access links to the M25 at Reigate and Godstone and mainline railway stations at Merstham and Redhill providing excellent commuter services to London, Gatwick and Brighton.

DOUBLE GLAZED FRONT DOOR

Leading through to:

ENTRANCE HALL

Radiator, stairs leading to first floor landing, wood style flooring, understairs cupboard, thermostat for central heating, down-lighters, fitted cupboard with hanging rail and shelving, door to:

DOWNSTAIRS CLOAKROOM

Comprising low level WC, vanity unit with inset wash hand basin and chrome style mixer tap, radiator, continuation of wood style flooring.

KITCHEN/BREAKFAST ROOM 13'5 x 10'4 (4.09m x 3.15m)

Fitted with a range of wall mounted and base level units, square edge work surface, stainless steel sink with mixer tap, space for fridge/freezer, integrated electric double oven and four ring gas hob with extractor hood over, integrated dishwasher, space for microwave, concealed lighting, spot-lights, continuation of wood style flooring, front aspect Upvc double glazed windows.

SITTING/DINING ROOM 21'4 x 18'0 (6.50m x 5.49m)

Rear aspect double glazed sliding patio doors giving access to patio and rear garden, three radiators, continuation of wood style flooring, power points, down-lighters, media point, sky-light windows (electronically operated blinds and windows which can be remotely controlled), rear aspect Upvc double glazed window overlooking patio and rear garden, door to garage.

STAIRS LEADING TO FIRST FLOOR LANDING

Down-lighters, radiator, stairs leading to second floor, door to:

FAMILY BATHROOM

A white three piece suite comprising low level WC, vanity unit with inset wash hand basin and chrome style mixer tap, panel enclosed bath with mixer tap and shower attachment, tiled walls, rear aspect Upvc double glazed obscured window, chrome heated towel rail, down-lighters.

MEZZANINE/HOME OFFICE/FAMILY ROOM 11'10 x 10'5 (3.61m x 3.18m)

Radiator, down-lighters, power point (currently used as a study).

BEDROOM 2 11'11 x 10'5 (3.63m x 3.18m)

Front aspect Upvc double glazed sliding patio doors giving access to BALCONY, two radiators, power points, fitted wardrobe with mirror glide doors, door to:

EN-SUITE SHOWER ROOM

A white three piece suite comprising low level WC, inset wash hand basin with chrome style mixer tap,

separate shower cubicle with shower, tiled floor, tiled walls, front aspect Upvc double glazed obscured window, down-lighters, shaver point, chrome heated towel rail.

BEDROOM 4 11'0 x 8'7 (3.35m x 2.62m)

Front aspect Upvc double glazed window, radiator, power points.

BEDROOM 5 9'0 x 8'7 (2.74m x 2.62m)

Rear aspect Upvc double glazed window overlooking rear garden, radiator, power points.

STAIRS LEADING TO SECOND FLOOR LANDING

Smoke alarm, power points, door giving access to storage, cupboard housing boiler, door to:

MAIN BEDROOM 23'5 x 14'5 (7.14m x 4.39m)

Rear aspect sky-light windows, power points, down-lighters, access to loft via hatch, a range of fitted bedroom furniture comprising hanging rails and shelving, radiator, media point. door to:

EN-SUITE SHOWER ROOM

A white three piece suite comprising low level WC, vanity unit with inset wash hand basin and chrome style mixer tap, double width shower cubicle, front aspect double glazed obscured window, chrome heated towel rail, wood style flooring, down-lighters, extractor.

BEDROOM 3 13'11 x 8'7 (4.24m x 2.62m)

Front aspect sky-light windows, rear aspect sky-light windows, access to loft via hatch, down-lighters, power points, radiator.

OUTSIDE

REAR GARDEN

Stone paved patio, outside water tap, outside power point, fencing lawn.

FRONT GARDEN

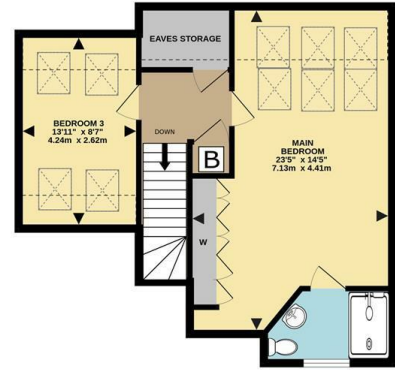
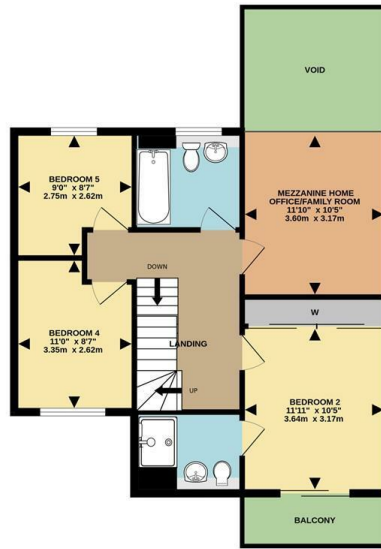
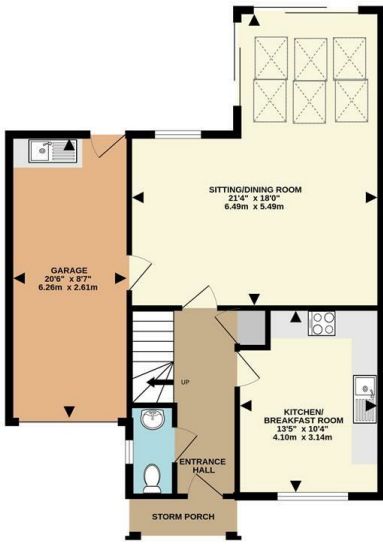
Block paved driveway providing OFF STREET PARKING for two vehicles.

GARAGE 20'6 x 8'7 (6.25m x 2.62m)

Metal up and over door, rear access courtesy door giving access to garden, space and plumbing for washing machine, stainless steel sink, power points.

COUNCIL TAX BAND F

Floor Plan



TOTAL FLOOR AREA : 1936 sq.ft. (179.9 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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