

**6 Lilley Mead, Redhill, RH1 2NY**  
**Asking Price £895,000**

Originally the show home for the Watercolour Development, this four bedroom detached property was built to a high standard specification and is situated on a corner plot with gardens to three sides, garage and allocated parking. The accommodation comprises: sitting room, kitchen/dining room, main bedroom with en-suite shower room and balcony overlooking the lagoon, family bathroom and two further bedrooms on the first floor, one with Juliet balcony, further bedroom in the tower of the building on the top floor with en-suite shower room and double glazed sliding patio doors to front and sides with two balconies enjoying views. Watercolour is a modern village created around two stunning lagoons with facilities offering a doctor's surgery and vet's practice, located to the North side of Redhill town centre with easy access links to M25 at Reigate and Godstone and Redhill mainline railway station with good commuter services to London and Brighton. There is a Service Charge on this property of £379.69 per half year.

### **COVERED ENTRANCE PORCH**

Double glazed front door with Upvc obscured double glazed window, leading to:

### **ENTRANCE HALL**

Wood style flooring, radiator, stairs leading to first floor landing, thermostat for central heating, smoke alarm, power points, understairs storage cupboard with light, door to:

### **DOWNSTAIRS CLOAKROOM**

Comprising low level WC, pedestal wash hand basin with chrome style mixer tap, part tiled walls, side aspect obscured Upvc double glazed window, continuation of wood style flooring, radiator, down-lighters.

### **SITTING ROOM 18'9 x 15'1 (5.72m x 4.60m)**

Side aspect and rear aspect double glazed sliding patio doors giving access to garden, two double panelled radiators, power points, ceiling light points, telephone point, media point.

### **KITCHEN 13'9 x 13'3 (4.19m x 4.04m)**

A range of wall mounted and base level units, granite work surface, sink and drainer, integrated five ring gas hob with extractor hood over, integrated double oven and grill, integrated fridge/freezer, dishwasher, concealed lighting, power points, down-lighters, continuation of wood flooring, radiator, front aspect Upvc double glazed window overlooking front garden, archway to:

### **DINING ROOM 13'3 x 9'10 (4.04m x 3.00m)**

Rear and side aspect double glazed sliding patio doors giving access to patio and rear garden, continuation of wood flooring, three double panelled radiators.

### **UTILITY ROOM**

Stainless steel sink and drainer, continuation of wood style flooring, part tiled walls, power points, base level units, integrated washer dryer.

### **STAIRS LEADING TO HALF LANDING**

Side aspect Upvc double glazed window, stairs leading to:

### **FIRST FLOOR LANDING**

Access to loft via hatch, power points, control panel for central heating and hot water, cupboard housing boiler and water tank, door to:

### **MAIN BEDROOM 18'9 x 15'2 (5.72m x 4.62m)**

Side aspect double glazed sliding patio doors giving access to BALCONY, decked with balustrade and overlooking the lagoon and garden, double radiator, vaulted ceiling with three Velux sky-light windows with fitted blinds, power points, a range of bedroom furniture comprising wardrobes with hanging rails and shelving, further area of shelving, telephone point, wall mounted lights, door to:

### **EN-SUITE SHOWER ROOM**

A three piece suite comprising low level WC with concealed cistern, 'his' and 'hers' inset wash hand basins with chrome style mixer taps, radiator, walk-in shower cubicle with frosted glass tiling, tiled floor, tiled walls, down-lighters, extractor fan, shaver point, side aspect obscured Upvc double glazed window, rear aspect obscured Upvc double glazed window,

### **BEDROOM 3 13'3 x 10'8 (4.04m x 3.25m)**

Front aspect double glazed sliding patio doors with JULIET BALCONY, side aspect Upvc double glazed window, radiator, power points.

### **FAMILY BATHROOM**

A four piece suite comprising an inset wash hand basin with chrome style mixer tap, low level WC with concealed cistern, panel enclosed bath with chrome style mixer tap, separate shower cubicle, front aspect obscured Upvc double glazed window, tiled walls, wood style flooring, shaver point, down-lighters, extractor.

### **BEDROOM 4 11'9 x 8'9 (3.58m x 2.67m)**

Side aspect Upvc double glazed windows, radiator, power points, front aspect obscured Upvc double glazed window.

### **STAIRS TO 2ND HALF LANDING**

Side aspect Upvc double glazed window overlooking the lagoon, stairs leading to TOP FLOOR.

### **BEDROOM 2 15'11 x 12'3 (4.85m x 3.73m)**

Double aspect room set in the tower of the building with double glazed sliding patio doors to front and sides with two BALCONIES, power points, wall mounted lights, media point, radiator, smoke alarm, rear aspect and side aspect Upvc double glazed windows, control panel for central heating, 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, tiled walls, down-lighters, side aspect obscured Upvc double glazed window, radiator, shaver point, extractor fan, wall mounted mirror.

### **GARDENS TO THREE SIDES**

Mainly laid to lawn with mature shrubs and flower borders, pathway leading to front door, hedgerows, patio. Side garden with patio area and lawn, rear garden with two patio areas and further lawn, close board fencing, rear access to ALLOCATED PARKING and to:

### **DOUBLE GARAGE 18'1 x 17'1 (5.51m x 5.21m)** **COUNCIL TAX BAND G**

### **SERVICE/MAINTENANCE CHARGE** £379.69 per half year

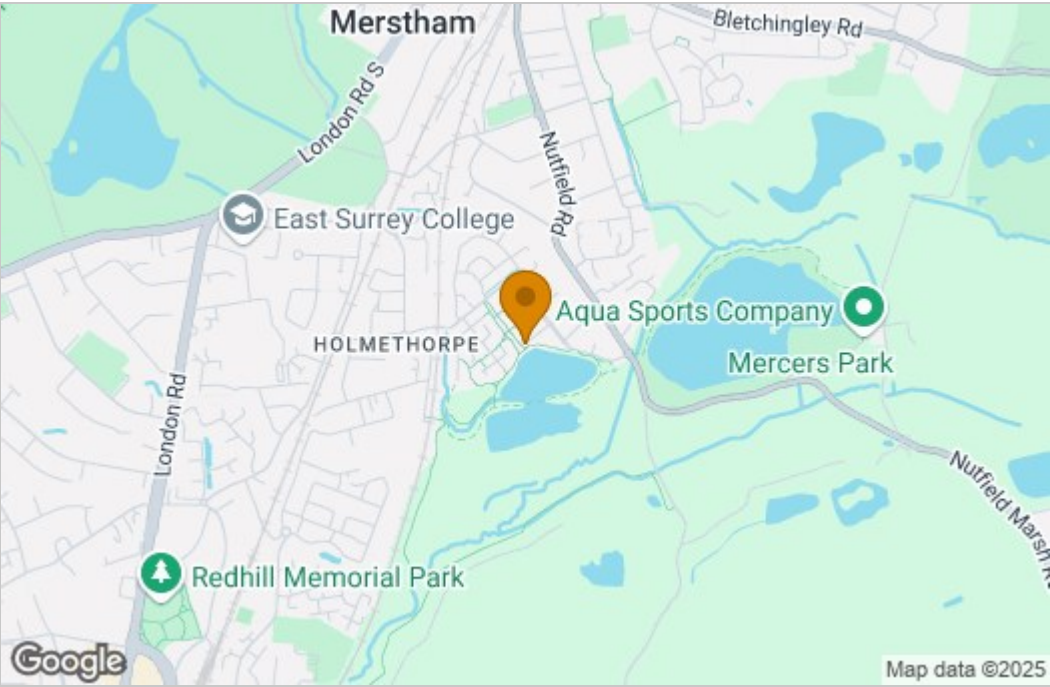


Floor Plan

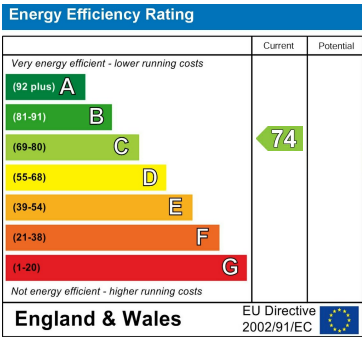


TOTAL FLOOR AREA : 2089 sq.ft. (194.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Area Map



Energy Efficiency Graph



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