



9 Mocatta Mews, Redhill, RH1 2ND

Asking Price £410,000

A two double bedroom mid terraced property located in the popular Watercolour development and offered to the market with en-suite shower room to main bedroom, family bathroom, downstairs cloakroom, fitted kitchen with appliances, 15' x 15' reception room, sunny low maintenance rear garden and one allocated parking space. 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 payable each quarter.

DOUBLE GLAZED FRONT DOOR

Leading to:

ENTRANCE HALL

Stairs leading to first floor landing, wood style flooring, radiator, power points, thermostat for central heating, door to:

DOWNSTAIRS CLOAKROOM

Comprising low level WC, pedestal wash hand basin with chrome style mixer tap, radiator, extractor, ceiling light point, wall mounted mirror, part tiled walls.

KITCHEN 10'5 x 7'5 (3.18m x 2.26m)

A range of wall mounted and base level units, square edge work surface, integrated stainless steel sink with mixer tap, cupboard housing boiler, front aspect Upvc double glazed window, space and plumbing for washing machine, integrated dishwasher, integrated electric oven with four ring gas hob above, extractor hood, power points, integrated fridge/freezer, down-lighters, radiator.

RECEPTION ROOM 15'7 x 15'2 (4.75m x 4.62m)

Continuation of wood style flooring, rear aspect Upvc double glazed patio doors giving access to patio and rear garden, rear aspect Upvc double glazed window overlooking rear garden, two radiators, power points, dimmer switch, telephone point, understairs cupboard housing electric meter and fuse board.

STAIRS LEADING UP TO FIRST FLOOR LANDING

Access to loft via hatch, power points, cupboard housing water tank and wooden shelving, door to:

MAIN BEDROOM 15'6 x 9'0 (4.72m x 2.74m)

Double glazed windows, radiator, power points, double fitted wardrobe, door to:

EN-SUITE SHOWER ROOM

A white three piece suite comprising low level WC, pedestal wash hand basin, shower cubicle, mosaic style tiling, chrome heated towel rail, medicine cabinet, shaver point, down-lighters, extractor.

FRONT BEDROOM 11'2 x 8'6 (3.40m x 2.59m)

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

FAMILY BATHROOM

A white three piece comprising low level WC, pedestal wash hand basin with chrome style mixer tap, panel enclosed bath with mixer tap and shower attachment, front aspect obscure Upvc double glazed window, radiator, down-lighters, extractor, part tiled walls.

OUTSIDE

REAR GARDEN

Mainly laid to lawn, timber built shed, stone patio, outside power point, outside water tap, outside light, fencing.

FRONT GARDEN

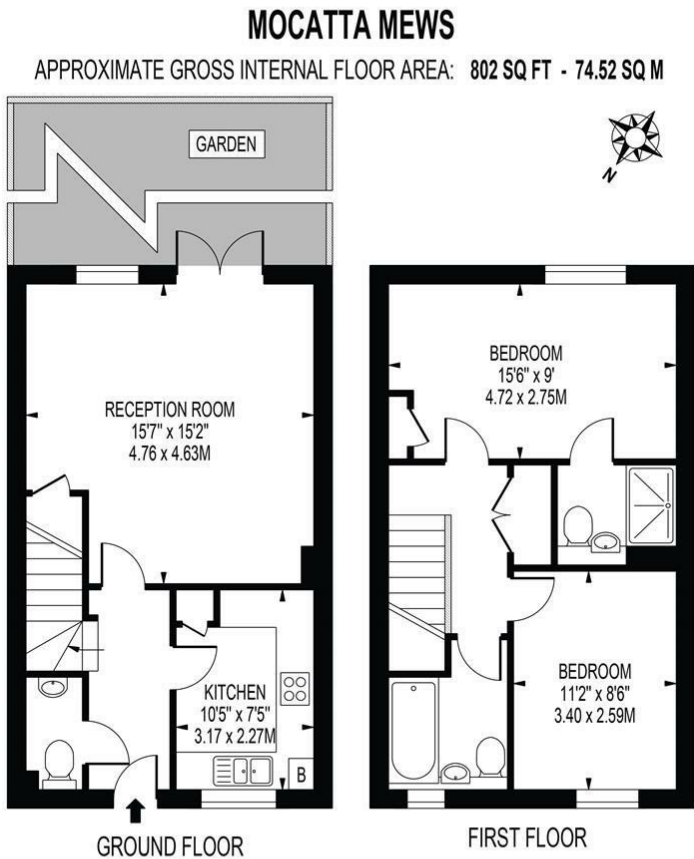
Pathway leading to front door, picket fence.

SERVICE CHARGE £379.69 PAYABLE QUARTERLY

COUNCIL TAX BAND D

ONE ALLOCATED PARKING SPACE

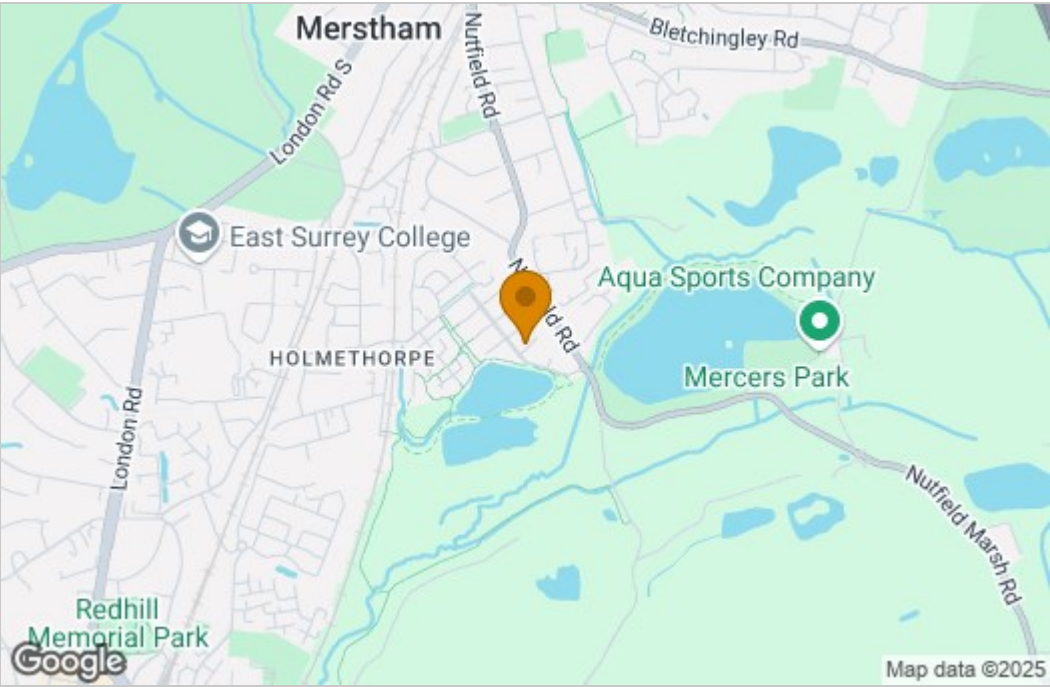
Floor Plan



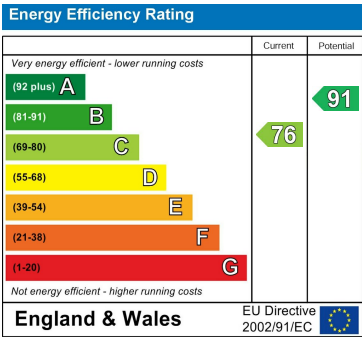
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Area Map



Energy Efficiency Graph



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