



Cotland Acres, Redhill RH1 6JZ

welcome to

Cotland Acres, Redhill

This attractive 'chain free' detached family property forms part of a cul de sac of similar properties built in the 1990s and offers a generous, versatile layout and space for all the family.

The ground floor comprises of cloakroom, reception room, dining room with patio doors leading to the rear garden, kitchen/breakfast room leading to utility area with door to the garden and double garage.

The first floor benefits from spacious landing with door leading to bedroom one which has built-in wardrobes and en-suite, bedroom two with built-in wardrobes, bedroom three with storage, bedroom four and family bathroom.

Externally the property is approached over a large driveway with access to the double garage. The rear garden offers a landscaped haven with patio area leading to laid lawn, small summer house, well enclosed by wooden panel fencing, with mature trees providing privacy and shade to the rear.

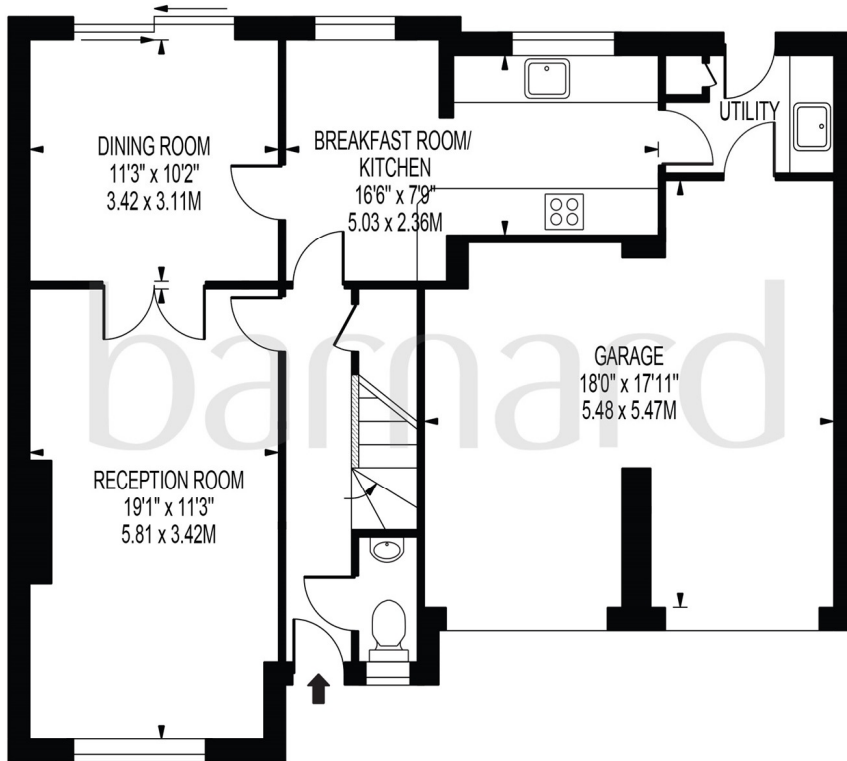


COTLAND ACRES

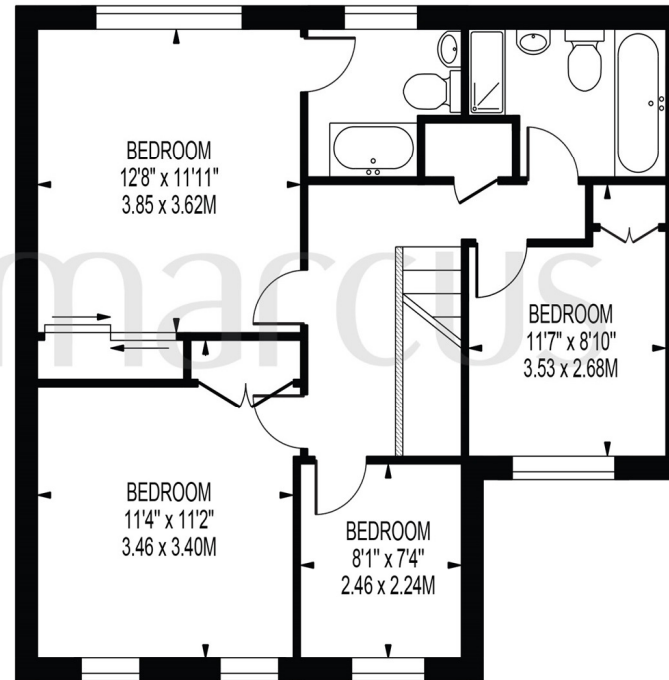
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1301 SQ FT - 120.83 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 298 SQ FT - 27.68 SQ M



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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- No chain
- Detached
- Four bedrooms
- Double garage
- Planning approval to convert the garage space into habitable space

Tenure: Freehold EPC Rating: C

Council Tax Band: G

guide price

£900,000

directions to this property:

Cotland Acres is a desirable cul de sac situated in the Earlswood area of Redhill, between the open green spaces of Redhill and Earlswood commons and close to Earlswood Lakes for walking. The property is just 0.8 miles from Earlswood station providing an excellent frequent service to London Bridge and Victoria. On the edge of the North Downs it provides a prime location for the London visitor offering peace and serenity yet with quick and easy access to the capital. Both Reigate and Redhill town centres are easily accessible and offer a comprehensive range of shops and boutiques. There is also a good range of restaurants, cafes and wine bars within each town. The M25 and M23 are within reach providing connections to London, the South Coast and the wider motorway network, whilst Gatwick airport is around 6.7 miles distant. The area is also well served with both state and independent schools for all ages including



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Property Ref:
RDH103675 - 0008

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barnard marcus



01737 769062



redhill@barnardmarcus.co.uk



27 Station Road, REDHILL, Surrey, RH1 1QH



barnardmarcus.co.uk

Please note the marker reflects the
postcode not the actual property