



## 26 BATTS HILL, REIGATE, SURREY, RH2 0LT

**£875,000  
FREEHOLD**

**\*\*\* SUPERB DETACHED HOME IN A SOUGHT AFTER LOCATION WITH IMPRESSIVE VIEWS, AMPLE PARKING AND A GARAGE. \*\*\***

This detached chalet style property has been extensively improved and extended by the current owners over the last 17 years, and now offers bright and versatile accommodation.

Batts Hill is a very desirable location, being so accessible to Redhill towns broad range of amenities, yet only a short walk to St Bedes and Royal Alexander Schools, as well as Wray Common and Reigate Hill.

To the front of the property there is a landscaped garden and a driveway which will accommodate several vehicles and leads to a single garage.

You have a double glazed entrance porch which in turn leads to the entrance hall. There is a cosy, dual aspect living room with a bay window to the front and a fireplace. Off the hall way you have a study which has a window to the front, there is a large, well appointed family bathroom and an additional WC. At the rear there are two double bedrooms, both with direct access to the garden. There is an excellent open plan kitchen/dining and family space, which is dual aspect and has a side access door, a separate utility room to the front and double glazed French doors to the beautifully landscaped rear garden. On the first floor there are two bedrooms, the larger of which has windows front and rear, a walk in wardrobe and an ensuite shower room, the smaller has a Velux window to the rear, and built in storage.

The rear garden extends to around 70ft and has been developed over time to offer beautiful lawn and patio areas with secluded seating, a stocked pond and mature borders. In addition, the elevated plot affords you some outstanding views out towards Chaldon and Caterham.

Redhill town centre can be found just over half a mile away and offers a great range of shops and a newly opened cinema complex. In addition you have fast rail links to London and throughout the south east.

- BATHROOM AND EN-SUITE
- DETACHED
- EXCELLENT CONDITION
- GREAT VIEWS
- COUNCIL TAX BAND: F
- SPACIOUS HOME
- BEAUTIFUL GARDEN
- DRIVEWAY AND GARAGE
- SUPERB LOCATION
- EPC RATING: D





**ROOM DIMENSIONS:**

**ENTRANCE PORCH**  
6'10 x 3'5 (2.08m x 1.04m)

**ENTRANCE HALL**  
22'2 x 7'0 (6.76m x 2.13m)

**LOUNGE**  
14'4 x 11'7 (4.37m x 3.53m)

**STUDY**  
10'6 x 4'9 (3.20m x 1.45m)

**CLOAKROOM**  
5'1 x 2'10 (1.55m x 0.86m)

**KITCHEN/DINING ROOM**  
25'4 x 14'0 (7.72m x 4.27m)

**UTILITY ROOM**  
8'1 x 6'6 (2.46m x 1.98m)

**BEDROOM TWO**  
12'10 x 8'10 (3.91m x 2.69m)

**BEDROOM THREE**  
10'7 x 9'7 (3.23m x 2.92m)

**FAMILY BATHROOM**  
11'2 x 7'10 (3.40m x 2.39m)

**FIRST FLOOR LANDING**

**BEDROOM ONE**  
15'11 x 8'4 (4.85m x 2.54m)

**ENSUITE SHOWER ROOM**  
7'5 x 7'3 (2.26m x 2.21m)

**BEDROOM FOUR**  
15'5 x 7'10 (4.70m x 2.39m)

**GAS CENTRAL HEATING**

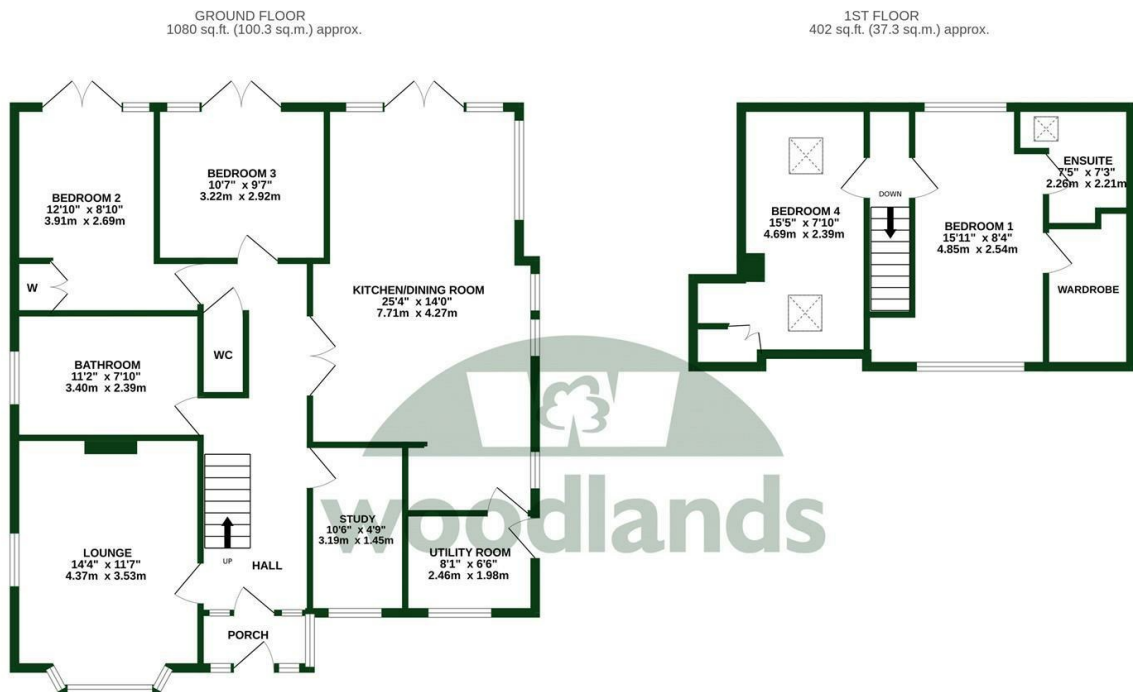
**DOUBLE GLAZED WINDOWS**

**70FT REAR GARDEN**

**SINGLE GARAGE**

**OFF ROAD PARKING FOR 3/4 CARS**





TOTAL FLOOR AREA: 1482 sq.ft. (137.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>64</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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