



14 WINDMILL DRIVE, REIGATE, SURREY, RH2 0JP
OFFERS OVER £700,000
FREEHOLD

**** EXTENDED DETACHED FAMILY HOME WITH A STUNNING KITCHEN/DINER ****

Located in Windmill Drive, close to Wray Common, this flexible family home is perfectly located for local schools including St Bedes, Royal Alexander and Albert and Wray Common Primary. Both Reigate and Redhill town centres are easily accessible and Redhill train station with its direct links to London is nearby, making this home ideal for those who commute to London. Reigate town centre has a number of boutique shops and eateries, whilst Redhill offers a newly opened multi-screen cinema and bowling complex – enough to keep families of all ages entertained!

As you enter the property, the welcoming and spacious entrance hall has a large built in coats cupboard and separate cloakroom. You are drawn through, by the herringbone Karndean flooring, to the delightful kitchen/diner with wall to wall bi-fold doors opening the house into the garden. The stunning, contemporary, kitchen has a large island with a breakfast bar, integrated appliances and stylish lighting solutions, in addition to space for a large family sized dining table ensuring this room will be the heartbeat of the home.

The 16ft living room links through from the kitchen and has a large window making for a bright, airy relaxation space. Also, to the ground floor there is a playroom/fourth bedroom, which could be for a multitude of uses from child's play space, home office or additional bedroom, off of which is a fully fitted, stylish shower room. Upstairs, there are three well proportioned bedrooms, all of which have built in wardrobes, the rear bedroom also having wonderful views. The refurbished family bathroom is again finished in a contemporary style.

The private rear garden has a patio area, lawn and mature planted borders. To the front is a block paved driveway and lawned garden. The useful store room, ideal for bikes & sporting equipment is accessed via double doors from the drive. This beautiful home is a real must view!

- **EXTENDED FAMILY HOME**
- **STUNNING KITCHEN/DINER**
- **CONTEMPORARY BATHROOM**
- **CLOSE TO TOWN & SCHOOLS**
- **COUNCIL TAX BAND: F**
- **THREE BEDROOMS**
- **PLAYROOM/BEDROOM FOUR**
- **OFF ROAD PARKING**
- **SOUGHT AFTER LOCATION**
- **EPC RATING: D**





ROOM DIMENSIONS:

ENTRANCE PORCH

ENTRANCE HALL

CLOAKROOM

LOUNGE

16'5 x 11'7 (5.00m x 3.53m)

KITCHEN/DINER

21'0 x 13'9 (6.40m x 4.19m)

PLAYROOM/BEDROOM FOUR

18'10 x 8'10(max) (5.74m x 2.69m(max))

SHOWER ROOM

7'5 x 4'0 (2.26m x 1.22m)

FIRST FLOOR LANDING

BEDROOM ONE

13'2 x 11'0 (4.01m x 3.35m)

BEDROOM TWO

12'11 x 11'7 (3.94m x 3.53m)

BEDROOM THREE

8'10 x 8'6 (2.69m x 2.59m)

FAMILY BATHROOM

7'5 x 6'10 (2.26m x 2.08m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

STORE ROOM

FRONT GARDEN

OFF ROAD PARKING

REAR GARDEN





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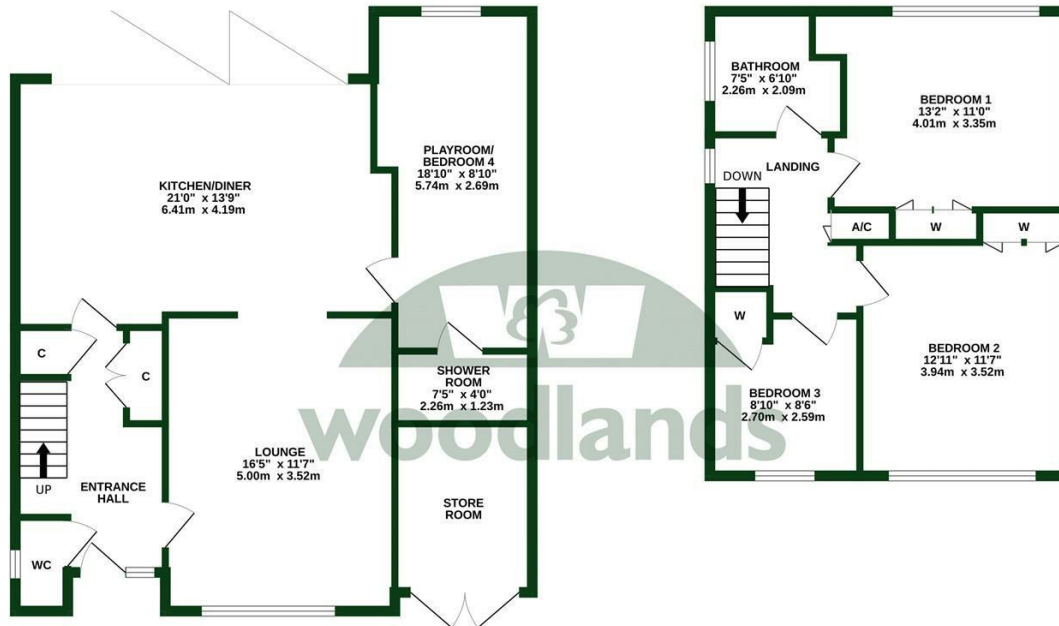
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GROUND FLOOR
857 sq.ft. (79.7 sq.m.) approx.

1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1369 sq.ft. (127.1 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) A | | |
| (81-91) B | | 85 |
| (69-80) C | 68 | |
| (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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