



6 RIDGEMOUNT WAY, REDHILL, SURREY, RH1 6JT

£900,000
FREEHOLD

*****SPACIOUS DETACHED FAMILY HOME SITUATED IN A PRESTIGIOUS PRIVATE DEVELOPMENT ON THE EDGE OF EARLSWOOD COMMON *****

This spacious family home offers all the room the growing family could need and also the opportunity to update to your own style. The cul-de-sac is walking distance to excellent schools including Dunottar, Reigate Secondary and St Johns Primary, as well as Earlswood train station with its commuter links to London. Earlswood Common is on your doorstep for walks or bike rides with the kids. The cul de sac even has its own nature pond with a duck house!

The home itself offers well-proportioned accommodation, and the feeling of space is immediate as you walk in to the 12ft square entrance hall. The huge 27ft lounge runs from front to back with patio doors into the garden and a feature stone fireplace. There is a well sized kitchen/diner and a formal dining room - that are crying out to be opened together into a modern family space. The ground floor also has separate study/play room, a utility room and cloakroom.

The turned staircase takes you up past the feature arch window to the large landing which gives access to the five bedrooms. Bedrooms 1 and 2 both have fitted wardrobes and ensuites. The three other bedrooms are good sizes and there is a family bathroom.

Once outside, this property still has more to offer. The rear garden backs onto open ground and there is a wide patio area with a lawned garden and mature shrubs. There is a contemporary garden building – perfect for a home office or somewhere for the children to escape to. It is double glazed, has power and hardwired internet connection.

To the front, the driveway offers parking for two vehicles and there is a double garage with a pitched roof, that also has a rear door to the garden.

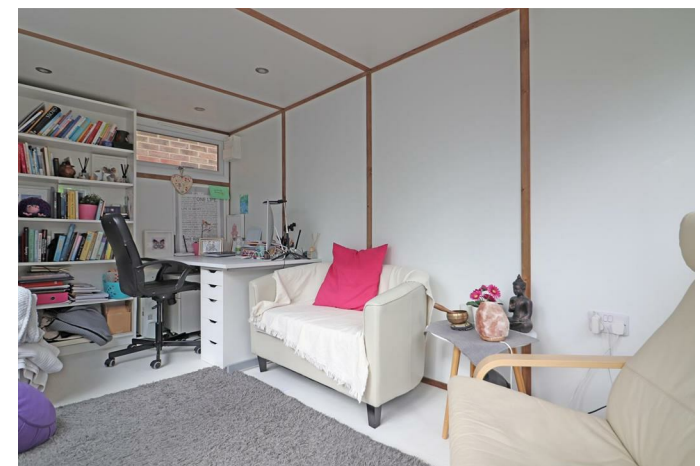
What is not to love about this family home – book your viewing now.

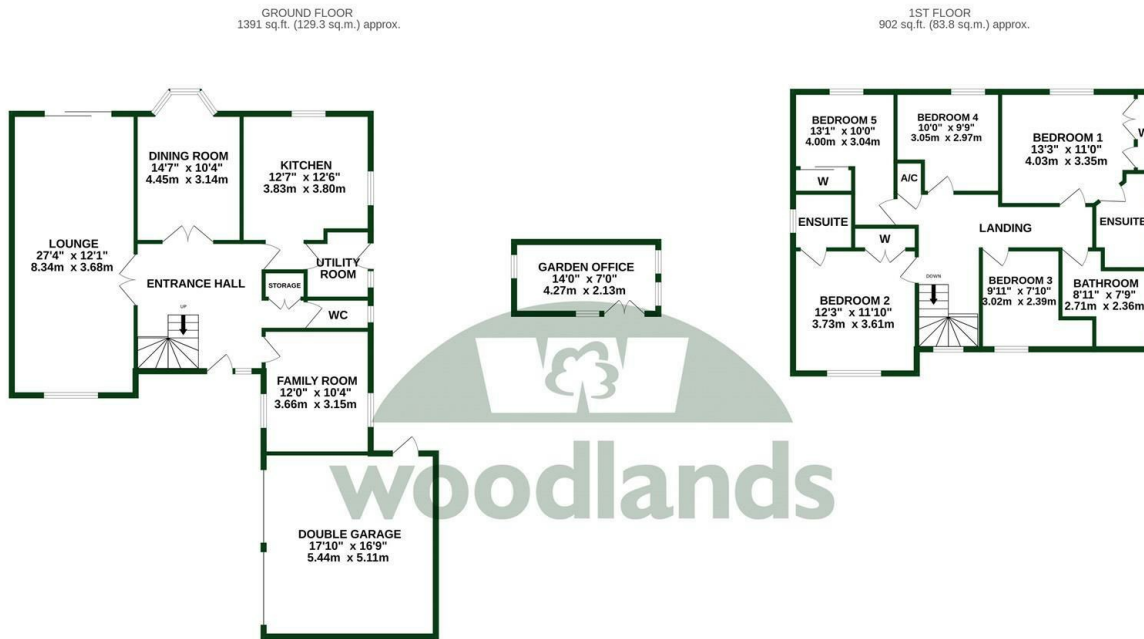
- DETACHED FAMILY HOME
- 27FT LOUNGE
- TWO ENSUITES
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND: G
- EXCLUSIVE PRIVATE DEVELOPMENT
- FIVE BEDROOMS
- GARDEN OFFICE
- DOUBLE GARAGE
- EPC RATING: C





ROOM DIMENSIONS:	BEDROOM FOUR 10'0 x 9'9 (3.05m x 2.97m)
ENTRANCE PORCH	BEDROOM FIVE 13'0 x 10'1 (3.96m x 3.07m)
ENTRANCE HALL 12'6 x 12'6 (3.81m x 3.81m)	FAMILY BATHROOM 8'11 x 7'9 (2.72m x 2.36m)
CLOAKROOM 6'4 x 3'3 (1.93m x 0.99m)	GAS CENTRAL HEATING
LOUNGE 27'4 x 12'1 (8.33m x 3.68m)	DOUBLE GLAZED WINDOWS
DINING ROOM 14'7 x 10'4 (4.45m x 3.15m)	OUTSIDE
KITCHEN 12'7 x 12'6 (3.84m x 3.81m)	FRONT GARDEN
FAMILY ROOM 12'0 x 10'4 (3.66m x 3.15m)	OFF ROAD PARKING X 2 CARS
UTILITY ROOM 6'8 x 6'4 (2.03m x 1.93m)	GARDEN OFFICE 14'0 x 7'0 (4.27m x 2.13m)
FIRST FLOOR	REAR GARDEN
LANDING	DOUBLE GARAGE 17'10 x 16'9 (5.44m x 5.11m)
BEDROOM ONE 13'3 x 11'0 (4.04m x 3.35m)	ESTATE CHARGE: £500 PER ANNUM
ENSUITE SHOWER ROOM	
BEDROOM TWO 12'3 x 11'10 (3.73m x 3.61m)	
ENSUITE SHOWER ROOM	
BEDROOM THREE 9'11 x 7'10+recess (3.02m x 2.39m+recess)	





TOTAL FLOOR AREA: 2293 sq.ft. (213.1 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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