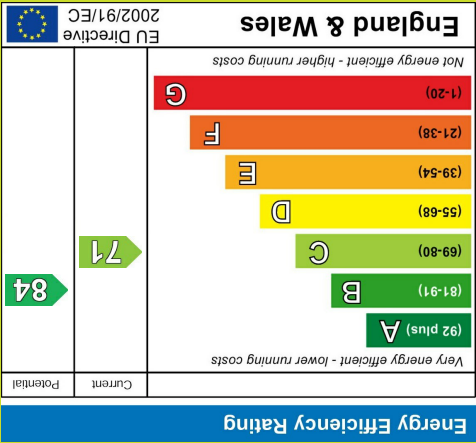
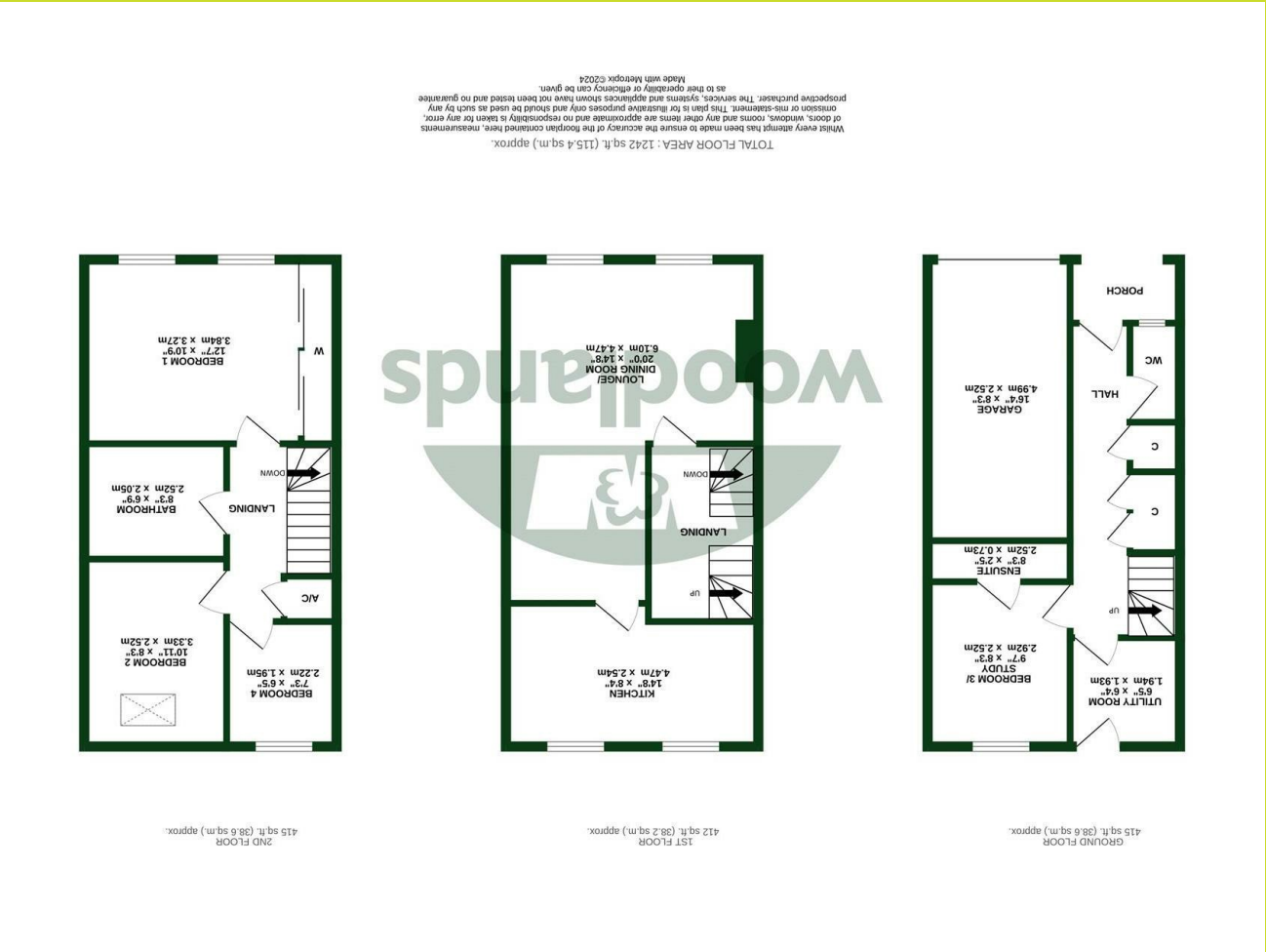
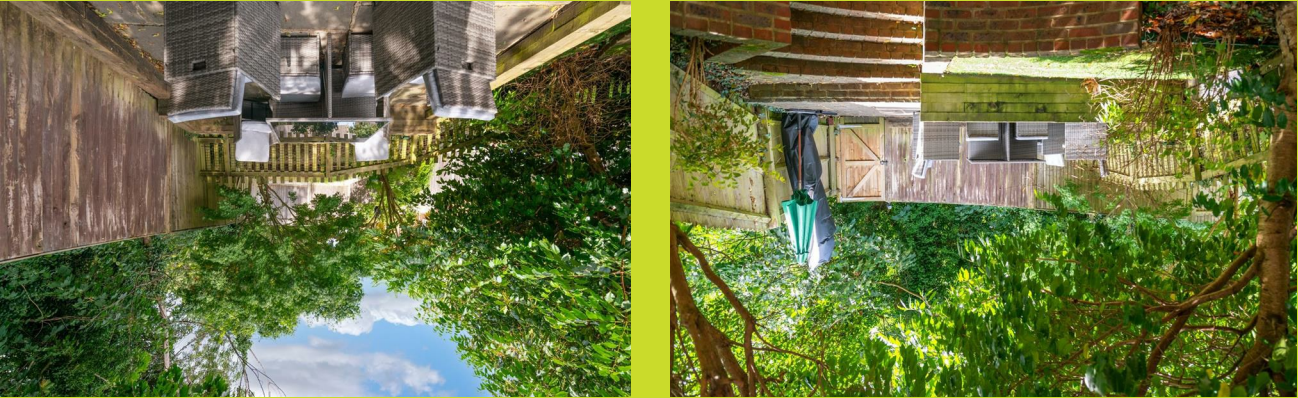




www.woodlands-estates.co.uk

To view this property please call 01737 771777



**28 Cotland Acres, Redhill, Surrey, RH1 6JZ**  
**£550,000**  
**Freehold**

**\*\*\* WELL PRESENTED, FOUR BEDROOM, TWO BATHROOM TOWNHOUSE, IN A SUPERB LOCATION, BACKING ONTO WOODLAND \*\*\***

Situated in a lovely, quiet cul de sac, on the borders of Earlswood Common, this stylish, modern home offers versatile space and benefits from both parking and an integral garage.

On the ground floor there is a good size hallway, that has built in storage, and a cloakroom. To the rear there is access to the mature garden, via the utility room, in addition you have a double bedroom with an ensuite shower room. On the first floor there is spacious, lounge/dining room with a double glazed window overlooking the cul de sac, and a door to the separate fitted kitchen, which overlooks the garden. Up on the top floor, there are three bedrooms, built in storage on the landing and a stylish family bathroom.

Outside, you have a driveway to the front, which can accommodate two cars, and gives access to the integral garage, via twin barn style doors. At the rear, there is a low maintenance, tiered garden, with patio and seating areas, as well as a gate leading out to the woods and common behind.

Meadvale has long been a popular choice for families, due to the great schools nearby, the extensive green spaces, including Earlswood Lakes, and easy access to both Redhill and Reigate town centres, where you will find a wide range of shops and amenities, including superb rail links, local bus services, cinemas, and a host of bars and restaurants.

- TOWN HOUSE
  - THREE/FOUR BEDROOMS
  - INTEGRAL GARAGE
  - BACKING ONTO WOODS
  - COUNCIL TAX BAND: F
- SUPERB LOCATION
  - BATHROOM AND ENSUITE
  - WELL PRESENTED
  - CUL DE SAC
  - EPC RATING: C



**ROOM DIMENSIONS:**  
**GROUND FLOOR:**  
**ENTRANCE HALL**  
17'5 x 6'0 (5.31m x 1.83m)  
**CLOAKROOM**  
5'9 x 2'11 (1.75m x 0.89m)  
**UTILITY ROOM**  
6'4 x 6'0 (1.93m x 1.83m)  
**BEDROOM THREE/STUDY**  
9'6 x 8'3 (2.90m x 2.51m)  
**FIRST FLOOR:**  
**LOUNGE/DINING ROOM**  
20'0 x 14'4 (6.10m x 4.37m)  
**KITCHEN**  
14'8 x 8'4 (4.47m x 2.54m)  
**SECOND FLOOR:**  
**BEDROOM ONE**  
12'6 x 10'11 (3.81m x 3.33m)  
**ENSUITE SHOWER ROOM**  
7'9 x 2'5 (2.36m x 0.74m)  
**BEDROOM TWO**  
10'11 x 8'3 (3.33m x 2.51m)  
**BEDROOM FOUR**  
7'6 x 6'4 (2.29m x 1.93m)  
**BATHROOM**  
8'4 x 5'9 (2.54m x 1.75m)  
**GAS CENTRAL HEATING**  
**DOUBLE GLAZED WINDOWS**  
**REAR GARDEN**  
**INTEGRAL GARAGE**  
**PARKING FOR ONE/TWO CARS**

