



49 REED DRIVE, REDHILL, SURREY, RH1 6TB
OFFERS IN THE REGION OF £890,000
FREEHOLD

***** NO CHAIN *****

***** SPACIOUS DETACHED HOME IN A QUIET, GATED CUL DE SAC, BOASTING A CORNER PLOT AND A DOUBLE GARAGE *****

Built in the early 2000s, this double fronted, detached home offers generous accommodation, arranged over three floors and is located within the prestigious Royal Earlswood Park development.

On the ground floor you have an entrance hallway with storage under the stairs and a WC. There is a study or dining room with a bay window to the front, a 25ft living room with garden access, and an extended kitchen/dining space which also benefits from garden access. On the first floor you have two generous double bedrooms, both of which have en-suite facilities. In addition there is a further bedroom and a family bathroom. Up on the top floor there are two very impressive, triple aspect bedrooms and a shower room.

Outside there is a formal front garden with a path to the front door and a gate to the side. The garden is a well established, corner plot, that has a sunny spot all day. There are two large patio areas, one of which is raised and has a pedestrian door that opens to the detached double garage, which itself has two up and over doors to the front, power and light. In addition there is a large timber workshop and a timber shed.

Royal Earlswood Park is a highly sought after development that has 21 acres of well kept grounds, as well as a gym and swimming pool for residents use only, as well as access to the picturesque Greensands Way across the the North Downs.

There is a footpath that leads through to Earlswood train station, making commuting to London or hopping on a train to Gatwick extremely simple.

Redhill town centre, with its wide range of shops and amenities, can be found a little over a mile to the North. There you have a regular local market, a multi screen cinema complex, the Belfry shopping centre, a Sainsburys superstore and additional rail services from Redhill station.

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|---------------------------------|---------------------------------------|
| ■ SPACIOUS DETACHED HOME | ■ CORNER PLOT |
| ■ LARGE LOUNGE | ■ EXTENDED KITCHEN/DINING ROOM |
| ■ NO CHAIN | ■ FIVE DOUBLE BEDROOMS |
| ■ FOUR BATHROOMS | ■ DOUBLE GARAGE |
| ■ COUNCIL TAX BAND: G | ■ EPC RATING: C |





ROOM DIMENSIONS:

ENTRANCE HALL

15'3 x 6'8 (4.65m x 2.03m)

CLOAKROOM

5'2 x 3'1 (1.57m x 0.94m)

LOUNGE

21'6+bay(25'2max) x 11'6 (6.55m+bay(7.67mmax) x 3.51m)

STUDY

10'8 x 9'10+bay (12'11max) (3.25m x 3.00m+bay (3.94mmax))

KITCHEN/DINING ROOM

20'10 x 13'9 (6.35m x 4.19m)

FIRST FLOOR LANDING

10'6 x 6'7 (3.20m x 2.01m)

BEDROOM ONE

15'7 x 10'8 (4.75m x 3.25m)

FOUR PIECE ENSUITE BATHROOM

10'8 x 5'6 (3.25m x 1.68m)

BEDROOM TWO

12'7 x 11'6 (3.84m x 3.51m)

ENSUITE SHOWER ROOM

6'3 x 4'9 (1.91m x 1.45m)

BEDROOM FIVE

9'2 x 8'7 (2.79m x 2.62m)

SECOND FLOOR LANDING

BEDROOM THREE

16'3 x 10'10 (4.95m x 3.30m)

BEDROOM FOUR

16'3 x 11'9 (4.95m x 3.58m)

SHOWER ROOM

6'8 x 5'6 (2.03m x 1.68m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

REAR GARDEN

GARAGE

17'4 x 16'9 (5.28m x 5.11m)

OFF ROAD PARKING FOR TWO CARS

ESTATE CHARGE: £1,500 PER ANNUM (APPROX)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(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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