



Redhill  
£400,000

Robert  
Leech. 





A modern two bedroom, two bathroom home with an impressive size living area, garden and garage en bloc.





A contemporary two-bedroom home situated in the sought-after Watercolour development, nestled within the serene landscapes of the Surrey Wildlife Trust Nature Reserve, boasting lagoons, woodlands, and abundant wildlife.

Conveniently positioned within walking distance of Redhill and Merstham mainline train stations, offering easy access to the bustling city within just over half an hour, making it perfect for commuters.

Ideal for accommodating guests, both double bedrooms feature built-in storage, with the main bedroom enjoying an en-suite bathroom and the second bedroom having an en-suite shower.

The modern kitchen maximises space efficiency with sleek high gloss units, integrated fridge/freezer, and oven. The reception room exudes tranquillity with its soothing decor, providing an inviting space to unwind, while the dining area boasts a striking vaulted glass ceiling.

Outside, the garden basks in sunlight, offering a delightful retreat during the summer months. Additionally, a garage is conveniently located nearby, with ample parking available for visitors.

Embrace a lifestyle of contemporary elegance with this thoughtfully designed, versatile home, where innovative architecture and clever space planning come together to create an ideal living environment.



## At a glance

- Two bedroom end of terrace home
- Located in the sought after Watercolour development
- Garage en bloc
- Located within easy reach of Redhill and Merstham mainline train stations
- Tesco express, Doctors & Chemists all within walking distance
- Offered to the market with no chain
- Council tax band E
- Reigate & Banstead Borough Council

## Location

The property is located within a short distance of Redhill's town centre which offers a variety of shops, a Sainsburys superstore, the Belfry shopping centre, cinema and library.

Redhill train station is adjacent to the town centre offering excellent links to London Victoria and London Bridge, Brighton and Gatwick airport, whilst Donyngs Leisure centre is also nearby. The area has an excellent selection of schools locally including St Joseph's, Lime Tree School, St Bedes and the Royal Alexandra and Albert School.

Reigate is also within a short drive and provides a comprehensive range of local shops and boutiques including Joules, Whistles and M&S Simply Food. There are also a good number of restaurants, cafes and coffee shops including Costa and Café Nero. Local restaurants include Pizza Express, Cote, Wagamama and Bill's.

## Intrigued?

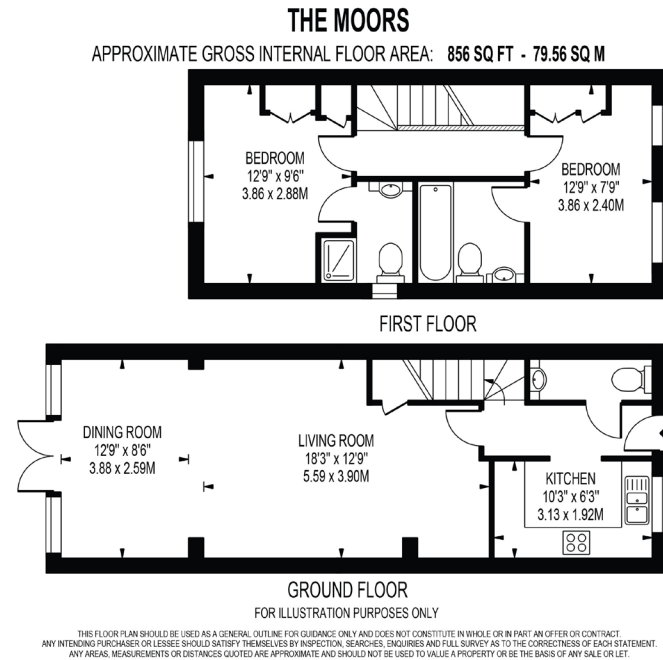
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REIGATE OXTED LINGFIELD