



Offers in the region of £470,000

Radstock Way, Redhill, RH1 3NG

# Property Summary

## OVERVIEW

We're delighted to present this beautifully modernised three-bedroom home, offering spacious living and stylish finishes throughout. With three generously sized bedrooms and a sleek, contemporary feel, this property is perfect for families or professionals. This stunning property truly has it all. Don't miss your chance to view – book your appointment today!

### Accommodation

We are delighted to present this beautifully maintained three-bedroom semi-detached house, offering spacious and stylish living throughout. Situated in a highly sought-after residential location, this home boasts impressive kerb appeal with a striking front elevation and a generous driveway providing ample parking for multiple vehicles.

Upon entering, you are welcomed by a bright and spacious hallway. To the left, a beautifully presented open-plan living and dining area is bathed in natural light thanks to large windows, creating a warm and inviting space ideal for both relaxing and entertaining. To the right, you will find a sleek, modern kitchen featuring ample storage.

The dining area leads seamlessly through double doors onto an expansive rear garden. This beautifully landscaped outdoor space includes a charming porch area and extends into a sunlit lawn an ideal haven for families and outdoor gatherings.

Upstairs, the property continues to impress with three well proportioned bedrooms, including a generously sized master bedroom complete with built-in wardrobes, offering excellent storage. The family bathroom has been finished to a high standard, showcasing modern fixtures and elegant design.

Large windows throughout the home flood each room with natural light, enhancing the sense of space and comfort.

This home is an exceptional opportunity to secure a ready-to-move-into family home in a desirable location. Early viewing is highly recommended.

### Location

Radstock Way is located in the desirable village of Mersham, offering a well-connected and family friendly setting. The property enjoys excellent access to major road networks, with both the M25 and M23 motorways nearby, providing convenient routes to London, the South Coast, and surrounding areas. Gatwick Airport is approximately a 21-minute drive, ideal for both business and leisure travel.

The area is well-served by public transport, with Mersham Station located around 4.0 miles away and Redhill Station approximately 5.8 miles away. Both stations offer direct rail services to London Bridge and London Victoria, making this an excellent location for commuters.

Families are also well catered for, with a selection of reputable schools within close proximity. These include Mersham Park School (approx. 4.5 miles), Caterham School (approx. 4.0 miles), and Furzefield Primary and Nursery School (approx. 4.2 miles), offering a range of educational opportunities from early years through to secondary.

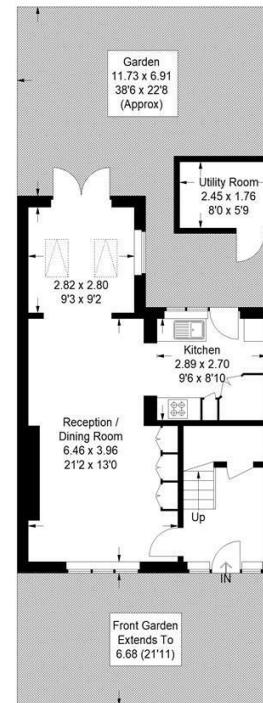
Radstock Way combines the charm of village living with outstanding accessibility, making it a highly attractive location for a wide variety of buyers.

### Disclaimer



## Radstock Way, RH1

Approximate Gross Internal Area  
94.7 sq m / 1019 sq ft  
Utility Room = 4.3 sq m / 46 sq ft  
Total = 99.0 sq m / 1065 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1219890)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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