

STONE



Waterslade, Elm Road RH1

£225,000

“At Stone, we’re passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes.”

————— *The Stone Family*



This immaculately presented one bedroom flat on Elm Road offers an ideal opportunity for investors or first time buyers. Set within the desirable 'Redgate' area—fondly named so by locals for its equidistant location between Redhill and Reigate—the property is offered to the market chain-free.

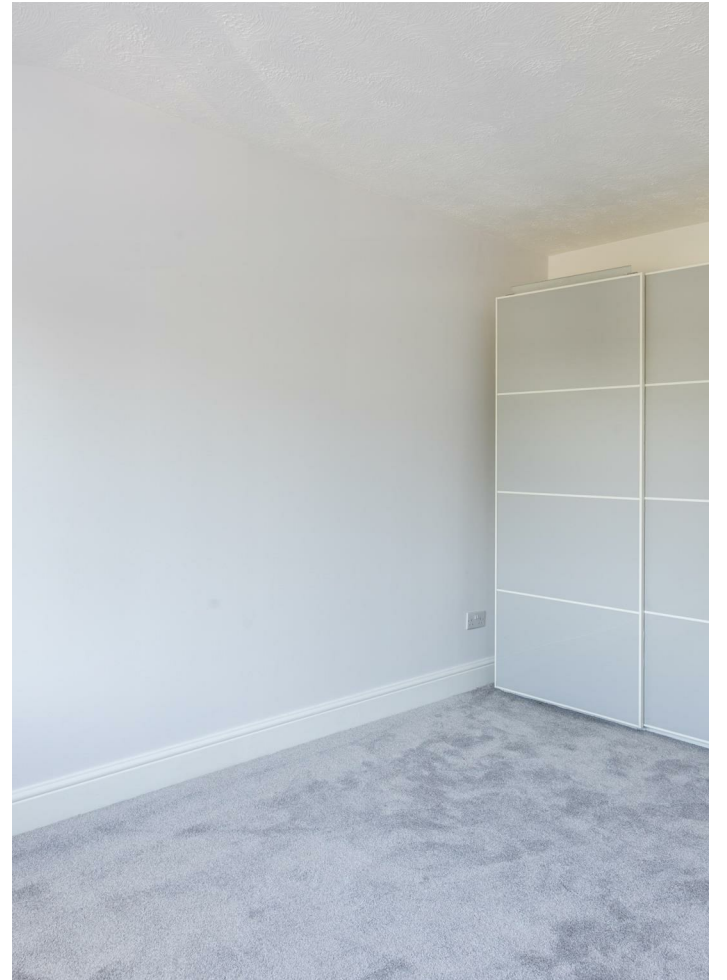
Step inside to discover a spacious reception room bathed in natural light, seamlessly connected to a modern fitted kitchen. The kitchen boasts neutral shaker-style cabinets with sleek silver D handles, wood-effect laminate worktops, and stylish grey metro tiles. Integrated appliances complete the contemporary feel.

The generously sized double bedroom shares the same tranquil, verdant views as the living space, creating a peaceful retreat. A modern bathroom features quality sanitary ware, textured tiled flooring, and a towel rail, providing a luxurious touch. New carpets throughout the flat further enhance its pristine condition.

With its location on a sought-after road, this property is perfect for anyone looking to step onto the property ladder or add to their investment portfolio.









Elm Road in Redhill is perfectly positioned to offer a blend of suburban tranquility and vibrant town living.

Neighbouring the picturesque Redhill Common, residents can enjoy scenic walks and the peaceful surroundings of nature just moments from their doorstep.

At the end of the road, the much-loved 'Deli on the Hill' provides the perfect spot for a morning coffee or a quick bite, adding a sense of local charm and convenience to daily life.

For those commuting or seeking adventure, Redhill train station is within walking distance, offering excellent transport links to London, Gatwick, and the wider Surrey area.

Just a short journey away lies the historic market town of Reigate, with its cobbled streets, independent boutiques, and vibrant café culture.

The combination of Elm Road's calm residential atmosphere and its proximity to key amenities makes it an attractive and sought-after location.





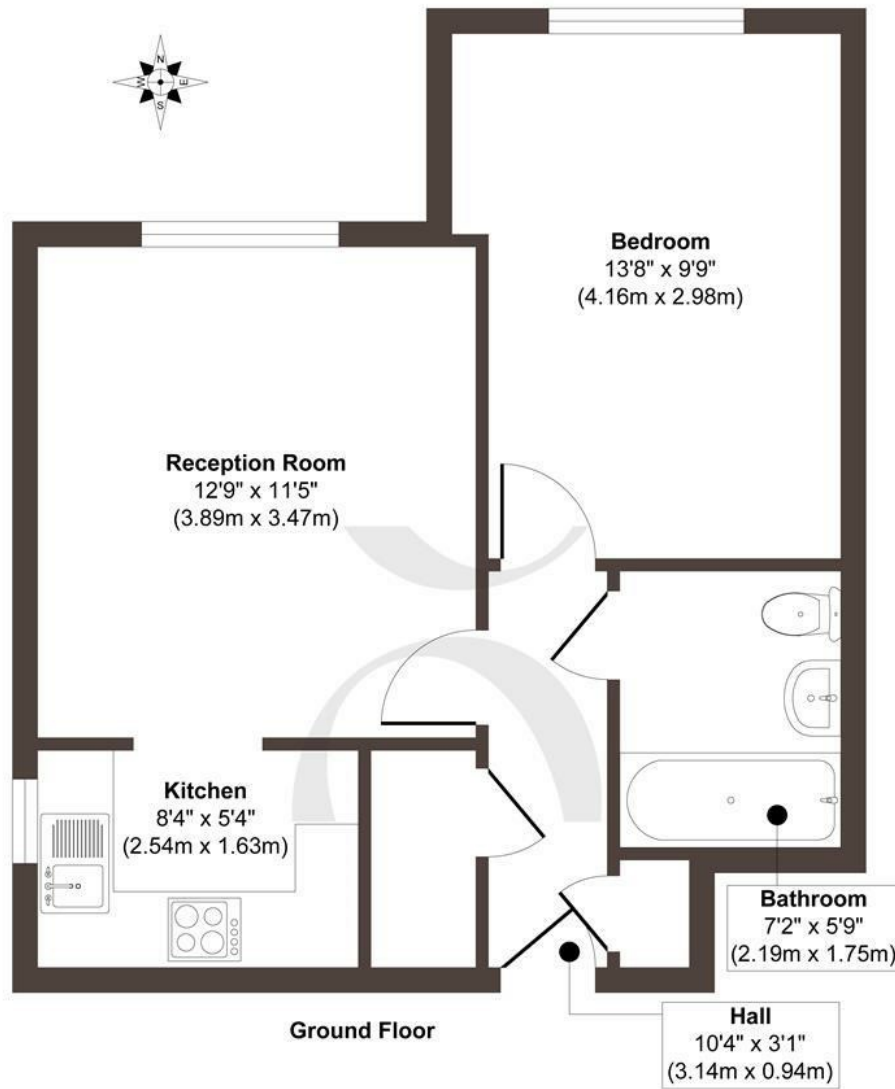


ELM ROAD

Good Food • Fine Wine

Deli on the Hill

ELM ROAD



Approx. Gross Internal Floor Area 434 sq. ft / 40.38 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

STONE

The Details

- Chain free
- Attractive ground floor flat on a desirable residential road
- Spacious reception room with large windows, providing
 - abundant natural light
- Modern fitted kitchen with integrated appliances
- Generously sized double bedroom with peaceful views
 - over greenery
- Contemporary bathroom with quality sanitary ware
- This property has been immaculately maintained
- Sought-after location in the popular 'Redgate' area, ideally positioned between Redhill and Reigate
- A stone's throw from Redhill Common

Size
Approx 430.56 sq ft

Energy Performance Certificate (EPC)
Rating C

Council Tax Band
C



STONE

Let's Talk

01737 301 557

hello@stoneestateagents.co.uk

stoneestateagents.co.uk

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Stone does not give any representations or warranties; nor represent the Seller legally. Stone has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Stone Estate Agents 2023 All rights Reserved