



Harvey Road

Redhill, RH1

exp[®]

LUXURY

AN EXTRAORDINARY OPPORTUNITY. . .

Located on a private road, this 3-floor family house built in 2022, has been configured for luxury modern family life within the unique development of Royal Hill Park. A sensory trail runs through the heart of the development offering a real sense of seclusion and peace. This property is on the doorstep of the stunning Surrey Hills, fostering a sense of community spirit and enhanced quality of life for all residents.

The house features a modern kitchen, spacious living areas, a bespoke hand-crafted bar, four bedrooms including a master bedroom with an ensuite, a family bathroom and separate W.C, as well as a south-facing garden and balcony. Further benefits include off-street parking for multiple cars, high-spec finishes and well-proportioned rooms throughout

The Royal Hill Park development, in partnership with the RNIB, offers inclusive accommodation for RNIB residents as well as 77 contemporary private homes.

The area offers excellent educational opportunities, with outstanding schools and various extra-curricular activities nearby. Commuters benefit from regular direct trains to the City (c. 31 minutes to London Bridge) and easy access to neighbouring towns, Gatwick Airport and major roadways while enjoying the peaceful surroundings of country life.

Tenure: Freehold

Council Tax band: F (Reigate & Banstead Council)

EPC Rating Current: B Potential: B

Annual Maintenance Charge: £500



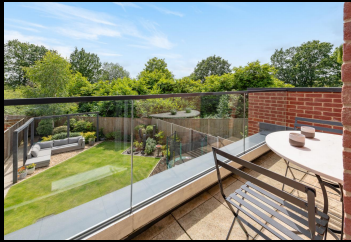


4 BEDROOMS

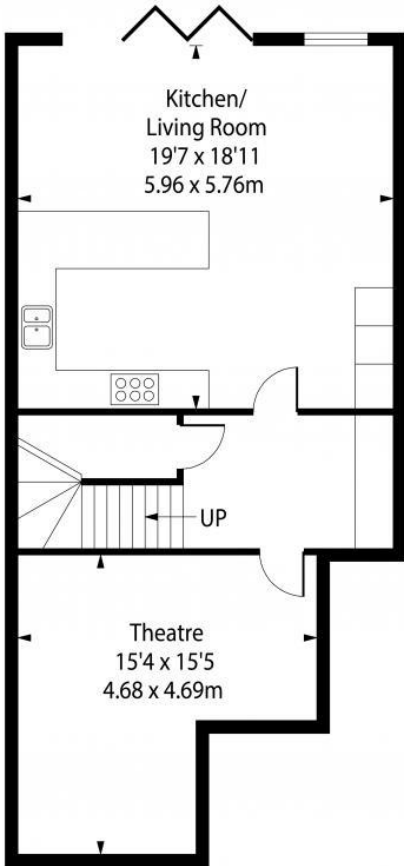
2 BATH

2077 SQFT

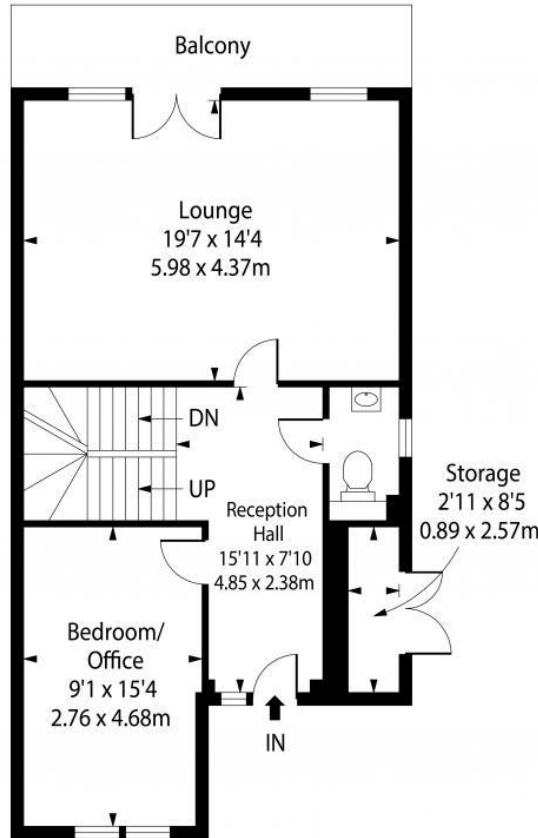
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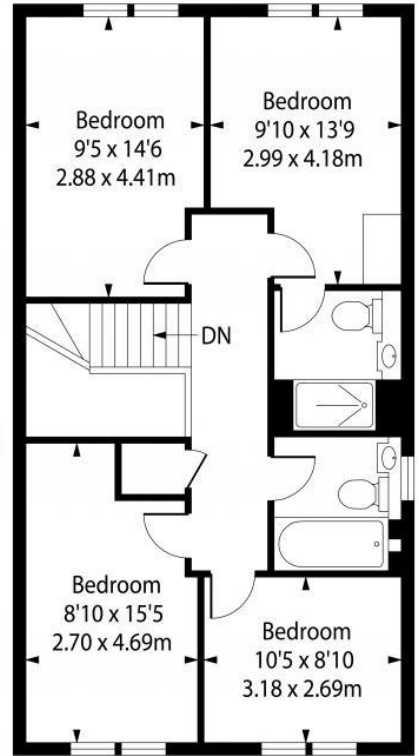
Approximate Gross Internal Area
192.95 sq m / 2077 sq ft



Lower Ground Floor



Ground Floor



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



LUXURY



Melanie Attwater

Caterham & Surrounds Property Expert

Direct: +44 7852 940 409

melanie.attwater@exp.uk.com

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