



CARLTON ROAD REDHILL RH1
£3,500 PER MONTH AVAILABLE 10/08/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Carlton Road Redhill RH1

£3,500 Per Month
Furnished

 **4 Bedrooms**
 **2 Bathrooms**
 **2 Receptions**

Features

- Four Bedrooms, - Two Bathrooms, - Large Rear Garden, - Excellent Local Schools (for all ages), - Driveway & Garage, - Council Tax: G

Council Tax

Council Tax Band G

Hamptons

6-8 Church Street
Reigate, RH2 0AN
01737 221411
Reigatelettings@hamptons.co.uk
www.hamptons.co.uk

{ DETACHED FOUR BEDROOM FAMILY HOME BETWEEN REDHILL & REIGATE

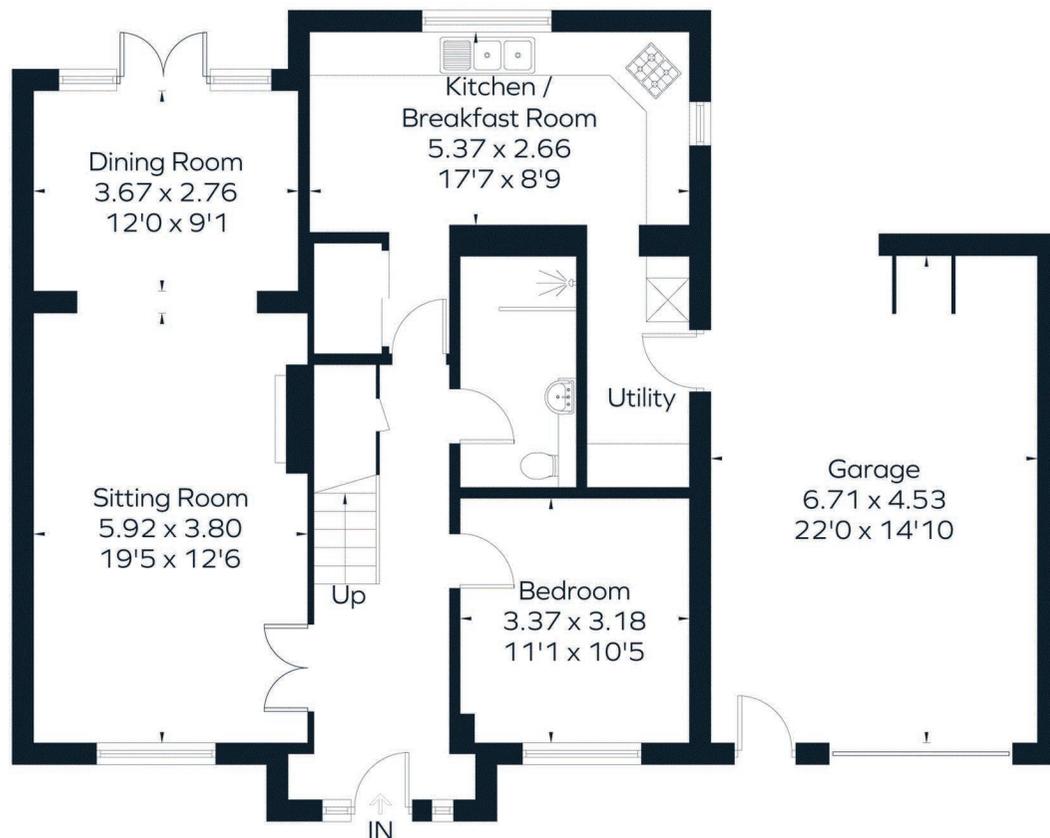
The Property

A detached and substantial family home set on a premium road linking Reigate to Redhill. The house presents beautifully throughout due to the recent refurbishment. The ground floor welcomes you with a large hallway offering plenty of space. The large, dual aspect living room reaches from front to back with doors providing direct access to the extensive laid-to-lawn rear garden. There is plenty of space to have a dining area in the reception room but also space to eat inside the kitchen too. The kitchen holds extensive cabinetry and fitted appliances. There is a useful utility as well. Also on the ground floor is a large modern shower room with W/C and a double bedroom (5th bedroom) which work well together. Should a 5th bedroom not be needed, this room would make a great study. The first floor holds four well-proportioned bedrooms; These are three double bedrooms and one single bedroom. The principal bedroom is the largest with access to a South facing terrace supplying views over the private garden. Also on the first floor, is the modern family bathroom complete with bath. To the exterior of this beautiful home is the large rear garden, patio for seating, double-garage and a driveway suitable for multiple cars.

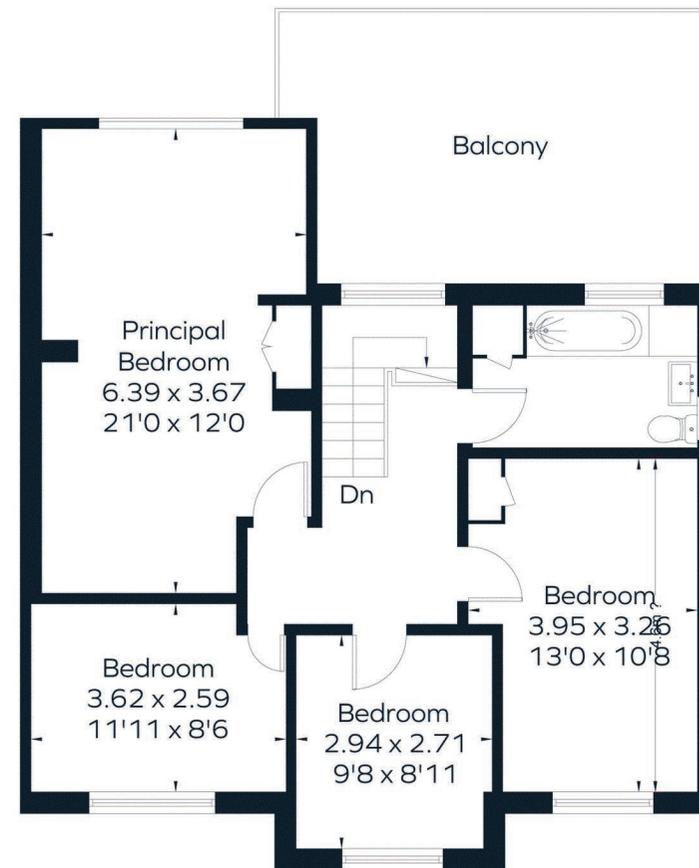
Location

Enviably positioned between Reigate & Redhill. Carlton Road is highly sort after due to the close proximity of Redhill Town Centre (fast train to London) and also because of the excellent local schools suitable for all stages.





Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #71674

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Band A	92-100		
Band B	81-91		
Band C	69-80		
Band D	55-68	66	77
Band E	39-54		
Band F	21-38		
Band G	1-20		

England & Wales EU Directive 2002/91/EC

