



Cotland Acres, Redhill RH1 6JZ



welcome to

Cotland Acres, Redhill

This attractive 'chain free' detached family property forms part of a cul de sac of similar properties built in the 1990s and offers a generous, versatile layout and space for all the family.

The ground floor comprises of cloakroom, reception room, dining room with patio doors leading to the rear garden, kitchen/breakfast room leading to utility area with door to the garden and double garage.

The first floor benefits from spacious landing with door leading to bedroom one which has built-in wardrobes and en-suite, bedroom two with built-in wardrobes, bedroom three with storage, bedroom four and family bathroom.

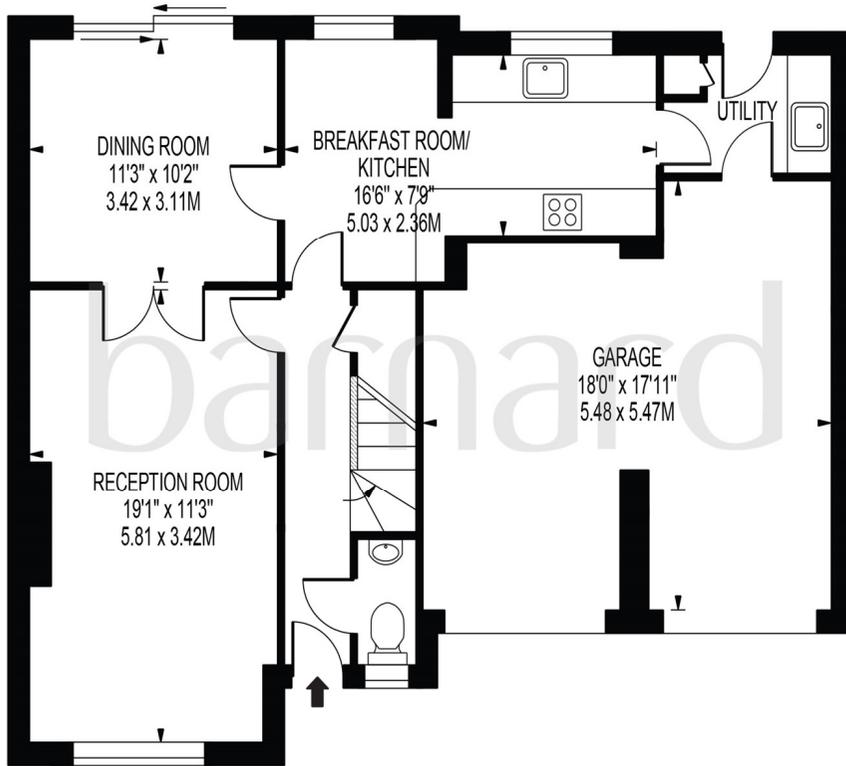
Externally the property is approached over a large driveway with access to the double garage. The rear garden offers a landscaped haven with patio area leading to laid lawn, small summer house, well enclosed by wooden panel fencing, with mature trees providing privacy and shade to the rear.



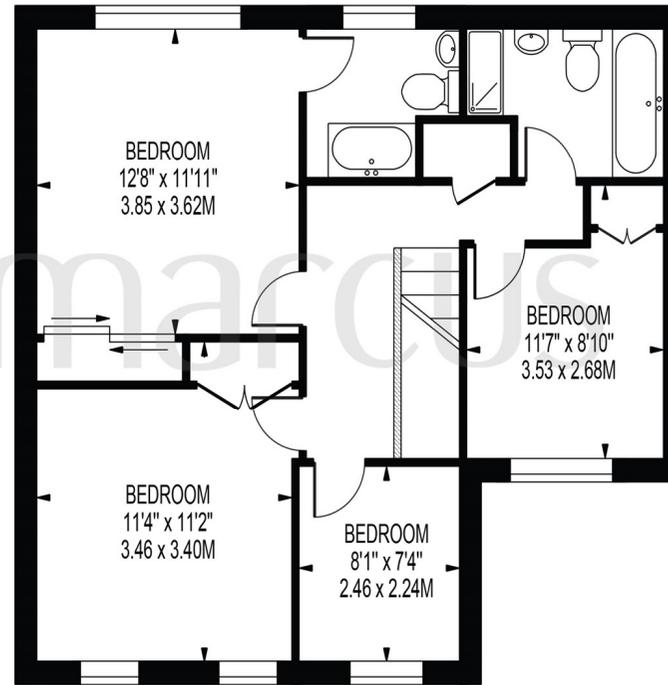
COTLAND ACRES

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1301 SQ FT - 120.83 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 298 SQ FT - 27.68 SQ M



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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