



Cotland Acres, Redhill

£570,000





A well-located three bedroom semi-detached home set within a quiet and highly desirable cul-de-sac, offering excellent access to Redhill, Reigate and Earlswood station. With a sunny wrap-around garden, garage and ample parking, the property is well maintained yet offers clear scope for modernisation and adding value. Being sold with no onward chain, it presents a straightforward and appealing opportunity for buyers looking to secure a home in a prime residential setting.





Tucked away in a highly sought-after cul-de-sac, this three bedroom semi-detached home occupies a prime position almost perfectly balanced between Redhill and Reigate town centres, offering both convenience and a peaceful residential setting. The property is also within walking distance of Earlswood train station, as well as a selection of well-regarded primary and secondary schools, making it an excellent choice for commuters and families alike.

The property sits on a generous plot with a beautifully arranged wrap-around garden that captures sunlight throughout the day, creating an ideal space for both relaxing and entertaining, while to the side there is a garage and a substantial driveway providing off-road parking for multiple vehicles.

Internally, the house is well maintained and offers a clean, well-kept feel throughout, yet presents an excellent opportunity for a new owner to modernise and add value over time. The ground floor is well laid out, with a welcoming entrance hall leading through to a spacious living room positioned at the rear, enjoying views across the garden and opening into a bright conservatory which further enhances the sense of space and connection to the outside. The kitchen/breakfast room sits to the front of the property, offering good proportions and scope for reconfiguration if desired, alongside a useful downstairs cloakroom and internal access toward the garage.

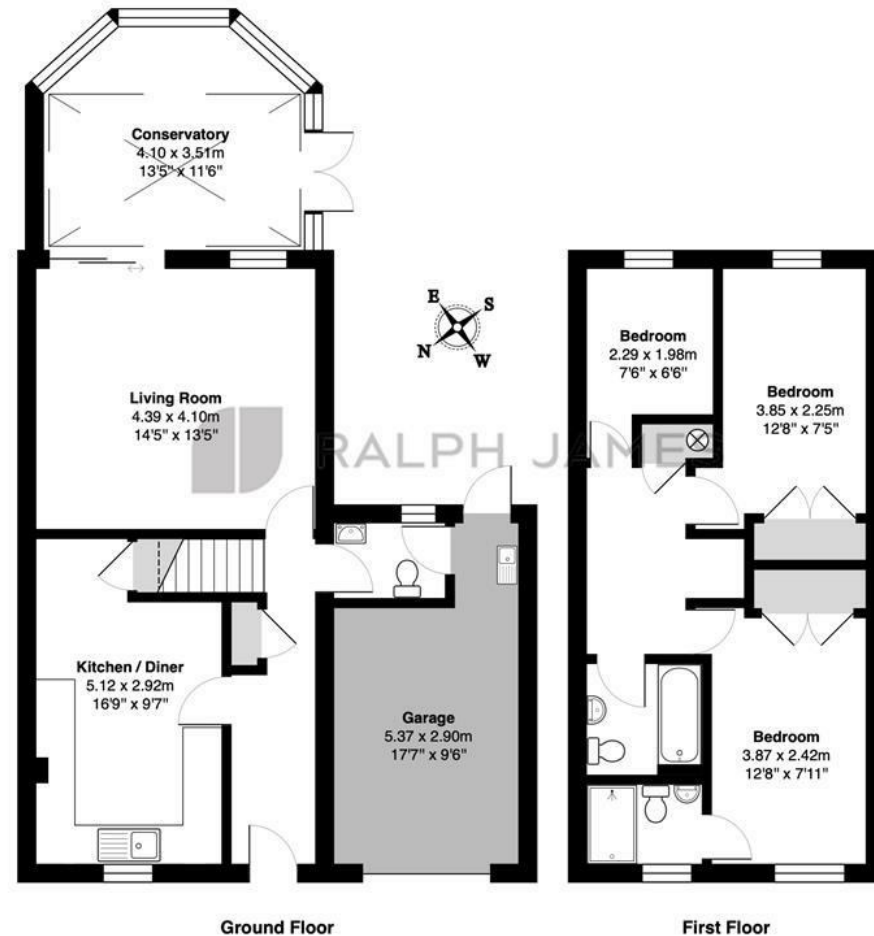
Upstairs, the first floor provides three bedrooms, including two well-proportioned doubles and a third room ideal as a child's bedroom, home office or nursery, served by an en suite to the principal bedroom & a family bathroom. The layout is practical and balanced, appealing to both families and those looking for flexible living space.

Overall, this is a fantastic opportunity to secure a well-located home with strong fundamentals, generous outdoor space and clear potential to enhance, all within one of the area's most desirable residential pockets.



Need to know

- Three bedroom semi-detached home in a highly sought-after cul-de-sac location
- Ideally positioned within easy reach of Redhill and Reigate town centres
- Walking distance to Earlswood train station with direct links to London
- Close to well-regarded primary and secondary schools, ideal for families
- Spacious living room leading through to a bright conservatory overlooking the garden
- Beautiful wrap-around garden enjoying a sunny aspect throughout the day
- Garage to the side and a large driveway providing parking for multiple vehicles
- Well-presented throughout with scope to update and add value
- EPC rating C | Council Tax Band E
- Sold with No Onward Chain



Interested?

redhill@ralphjames.co.uk
01737 765 555

ralphjames.co.uk

Cotland Acres, Redhill

Total Area: 113.9 m² ... 1226 ft²

FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

Â© Still Moving London LTD (www.stillmoving.london)

RALPH JAMES