



6 Yeats Close.

Redhill

Guide Price **£450,000**

 **halliwell
marks**

This attractive Neo Georgian three bedroom mid-terrace house is nestled in a highly sought-after cul-de-sac close to Reigate School. The property offers an excellent opportunity for buyers seeking a peaceful residential setting with the potential to update and personalise their new home. The accommodation is arranged over two floors and comprises a welcoming entrance hall with cloakroom/wc, a spacious living room, and a separate dining area adjacent to the kitchen. Upstairs, there are three well-proportioned bedrooms and a family bathroom. With no onward chain, this property is ideal for families or professionals looking for a straightforward move. The location is particularly appealing, being situated by the Common and offering immediate access to scenic walks leading to Earlswood Lakes and popular local pubs (The Plough and The Oak in Meadvale). For commuters, Earlswood station is the nearest rail link, and Reigate town centre is within comfortable walking distance, providing a wide variety of shops, restaurants, and essential services.

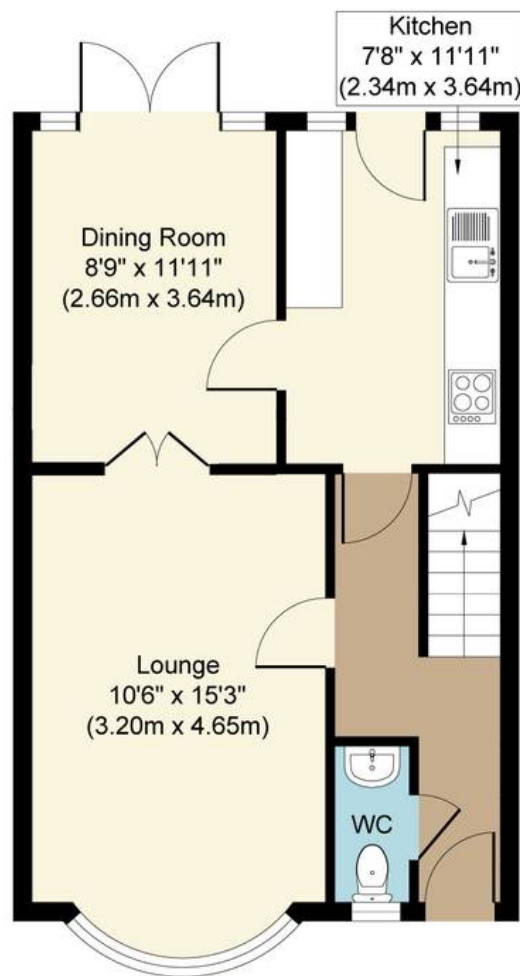
The outside space is equally impressive, with a private rear garden that offers a peaceful retreat for relaxation and outdoor entertaining. The garden is mainly laid to lawn with mature borders and a paved patio area, perfect for al fresco dining during the warmer months. There is also a garage en-bloc, providing secure storage or parking, as well as residents parking available for both owners and visitors. The front of the property is set back from the road, with a well-maintained communal green creating a welcoming approach and a sense of community amongst neighbours. T

Council Tax band: E

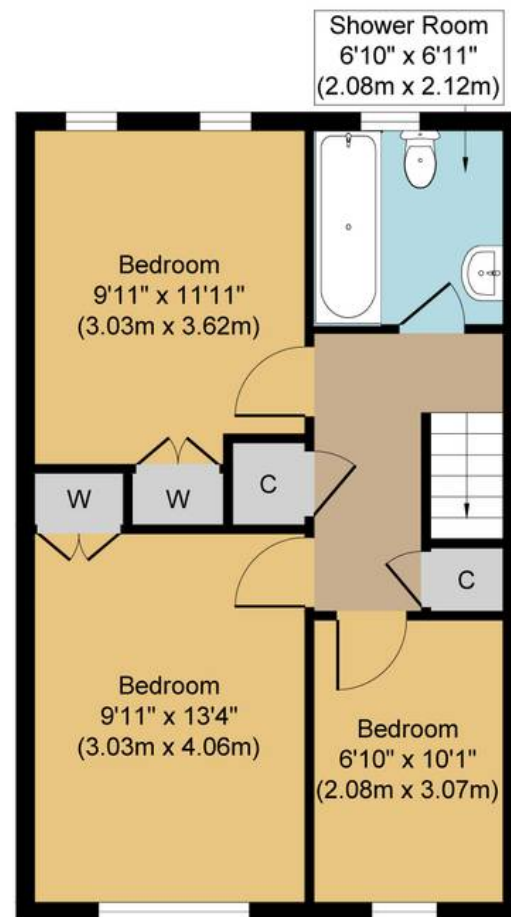
Tenure: Freehold







Ground Floor
Approximate Floor Area
473 sq. ft
(43.94 sq. m)



First Floor
Approximate Floor Area
462 sq. ft
(42.92 sq. m)

Yeats Close, RH1
Approx. Gross Internal Floor Area 935 sq. ft / 86.86 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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