
49
woodlands

47 COTLAND ACRES, REDHILL, SURREY, RH1 6JZ
OFFERS OVER £500,000
FREEHOLD

Four bedroom townhouse in a lovely, quiet cul de sac just around the corner from some superb schools and wonderful green spaces.

This well presented terraced house is offered for sale with no chain and is presented in excellent condition. On the ground floor there is a storm porch, then your front door takes you through to an entrance hall that has built in storage, and a cloakroom. To the rear there is a double bedroom with an en-suite shower and a utility room with direct access to the garden. On the first floor you have a large lounge/dining room, with double glazed windows to the front and a door through to a stylish kitchen/breakfast room that looks out onto woodland. Up on the top floor there is a spacious main bedroom, a well appointed family bathroom, and two further bedrooms.

Outside there is off road parking for one car, and an integral garage with an up and over door. The rear garden is low maintenance and has a wooded back drop.

Cotland Acres is a highly popular location, with ample on street parking for guests and a sleepy neighbourhood vibe.

Earlswood Common is directly opposite the entrance to Cotland Acres, and provides a wonderful place for woodland walk, in addition there is a popular coffee shop right next to the lake.

Reigate School is only a short walk away, as are the handy local shops, which include a Co-op, traditional butchers and bakers.

For those wanting to commute, Earlswood and Redhill train stations are within easy reach, and offer fast services to Gatwick Airport and central London.

Both Reigate and Redhill town centres are around a mile away, offering a wide range of shops, an abundance of restaurants to chose from as well as two cinemas.

- **DESIRABLE LOCATION**
- **VERSATILE ACCOMMODATION**
- **PARKING AND GARAGE**
- **CLOSE TO EXCELLENT SCHOOLS**
- **COUNCIL TAX BAND: F**
- **THREE BEDROOMS**
- **BATHROOM AND ENSUITE**
- **NO CHAIN**
- **QUIET AREA**
- **EPC RATING: D**













ROOM DIMENSIONS:

GROUND FLOOR:

ENTRANCE HALL
17'5 x 2'9 (5.31m x 0.84m)

CLOAKROOM
5'8 x 3'1 (1.73m x 0.94m)

BEDROOM THREE
9'7 x 8'3 (2.92m x 2.51m)

ENSUITE SHOWER ROOM
7'7 x 2'4 (2.31m x 0.71m)

UTILITY ROOM
6'4 x 6'0 (1.93m x 1.83m)

FIRST FLOOR

LANDING

LOUNGE/DINING ROOM
19'11 x 14'9 (6.07m x 4.50m)

KITCHEN/BREAKFAST ROOM
14'9 x 10'11 (4.50m x 3.33m)

SECOND FLOOR

LANDING

BEDROOM ONE
14'9 x 10'11 (4.50m x 3.33m)

BEDROOM TWO
10'9 x 8'0 (3.28m x 2.44m)

BEDROOM FOUR/STUDY
7'4 x 6'7 (2.24m x 2.01m)

BATHROOM
8'1 x 6'5 (2.46m x 1.96m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

GARAGE
16'6 x 8'2 (5.03m x 2.49m)

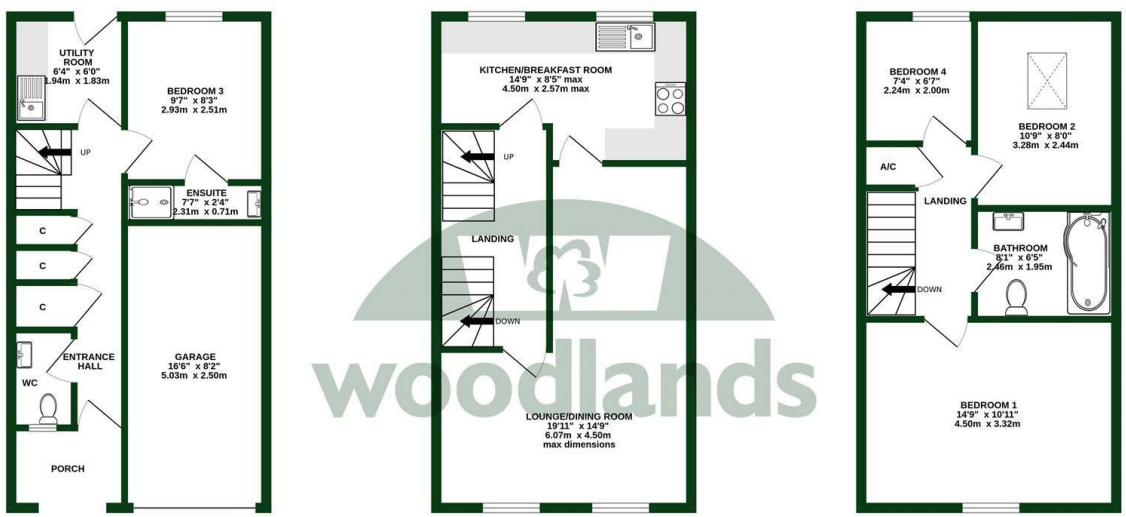
OFF ROAD PARKING FOR ONE CAR

REAR GARDEN







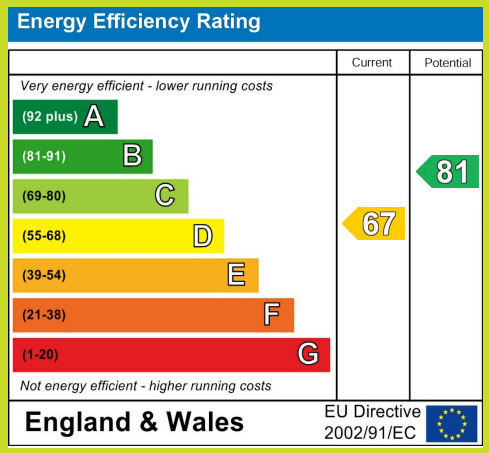


TOTAL FLOOR AREA : 1257 sq.ft. (116.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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