woodlands

## 60 THE MOORS, REDHILL, SURREY, RH1 2PE
## £700,000
## FREEHOLD

Situated in a quiet corner of the pretty, Watercolour development, this lovely, bright detached house, which is on a larger garden plot for the development, is offered for sale with no chain.

Through the front door you have a generous hallway, with ample storage under the stairs, a cloakroom and a study with French doors to the front. There is a spacious living room, with doors out to a verandah, and an internal door to a superb kitchen/dining space, that has direct access to the rear garden, and a door to a utility room and back through to the entrance hall.

On the first floor there are four bedrooms, a family bathroom and two en-suites shower rooms, in addition to a sunny balcony off the principal bedroom suite and a Juliet balcony from one of the guest bedrooms. On the top floor there is another shower room, and two superb, triple aspect rooms, that could be used as bedrooms, additional living space or a mixture of both, which is how the space is currently utilised.

The secure rear garden is around 53ft in width, with a rear access gate that leads through to a detached garage (large enough for a car) and an off road parking space. There is a side patio area accessed from the French doors off the dining room, and a south/west facing front garden area, that has a high hedged boundary and a patio area.

One of the key benefits of the specific location is being only 100 yards from the lagoon, which has a footpath leading the whole way around, past the nature reserve. In addition you are only a short walk from a Tesco Express, a nursery, veterinary surgery, community centre and a pharmacy. Nearby there are a number of excellent schools, some great country pubs and also the choice of two, mainline train stations within a mile.

- **UNIQUE HOME**
- **LARGE KITCHEN/DINING SPACE**
- **VERSATILE SPACE**
- **GREAT VIEWS**
- **COUNCIL TAX BAND: G**
- **NO CHAIN**
- **SIX BEDROOMS**
- **GARAGE AND PARKING**
- **50FT GARDEN**
- **EPC RATING: C**

**ROOM DIMENSIONS:**

**ENTRANCE HALL**
15'5 x 5'9 (4.70m x 1.75m)

**CLOAKROOM**
6'10 x 3'8 (2.08m x 1.12m)

**LOUNGE**
14'0 x 13'7 (4.27m x 4.14m)

**STUDY**
6'10 x 5'6 (2.08m x 1.68m)

**KITCHEN/DINING ROOM**
27'6 x 8'9 (8.38m x 2.67m)

**UTILITY ROOM**
6'9 x 5'8 (2.06m x 1.73m)

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**
13'7 x 10'9 (4.14m x 3.28m)

**ENSUITE SHOWER ROOM**
8'9 x 6'10 (2.67m x 2.08m)

**BALCONY**
13'9 x 4'6 (4.19m x 1.37m)

**BEDROOM TWO**
11'2 x 9'10 (3.40m x 3.00m)

**ENSUITE SHOWER ROOM**
7'6 x 5'2 (2.29m x 1.57m)

**BEDROOM FOUR**
10'9 x 8'9 (3.28m x 2.67m)

**BEDROOM FIVE**
10'0 x 8'9 (3.05m x 2.67m)

**BATHROOM**
7'9 x 5'7 (2.36m x 1.70m)

**SECOND FLOOR**

**LANDING**

**BEDROOM THREE**
17'8 x 10'9 (5.38m x 3.28m)

**BEDROOM SIX/FAMILY ROOM**
22'1 x 11'2 (6.73m x 3.40m)

**SHOWER ROOM**
6'7 x 5'7 (2.01m x 1.70m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**50FT REAR GARDEN**

**GARAGE**
18'9 x 8'4 (5.72m x 2.54m)

**ONE PARKING SPACE IN FRONT OF GARAGE**

**ESTATE CHARGE: £760 PER ANNUM**

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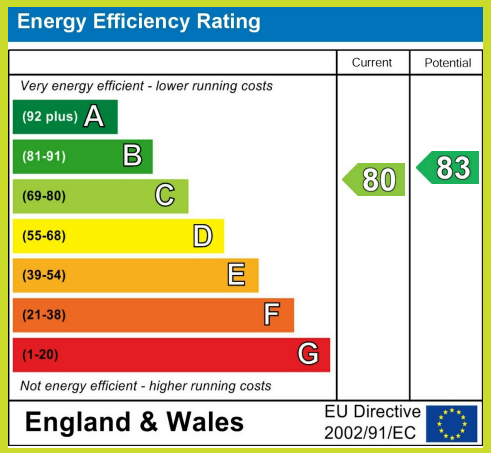


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