



Canalside, Redhill

Guide Price £625,000 - £650,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- 4/5 well proportioned bedroom mid terrace house
- 1846 sqft of living accommodation
- Stylish sun-terrace with lovely views
- Parking for two vehicles
- Landscaped rear garden
- Dressing room to bedroom 1
- 2 en-suites
- Popular residential area
- Close proximity to Redhill, Reigate and M25
- Council Tax Band 'F' and EPC 'B'

A well presented four 4/5 bedroom town house built by Linden Homes spanning over 1800sq.ft., located in a desirable new development with lovely views over the Holmethorpe Lagoons Nature Reserve. The home is within close proximity of local shops, schools, transport links, with a doctor's surgery, pharmacy and Tesco all within a few minutes walk.

On approach to the home, you will notice the attractive frontage with the landscaped canal area and a path leading to the home. Entering, a spacious entrance hall leads to the kitchen and open plan living/dining room and stairs to first floor. In the stylish kitchen/dining room, there are a host of wall and base units, with granite work surfaces over and fitted appliances. There is space for a six plus 6+ person dining table and chairs with a window to the front, allowing in lots of natural light. The living room is a well proportioned space, accommodating a large family sofa, and any additional freestanding furniture you may wish, with bi-folding doors opening to the rear garden. Completing the ground floor, is the cloakroom, which houses a W.C. and a wash hand basin.

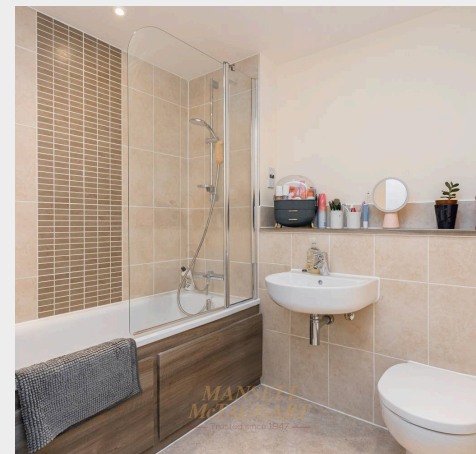


Heading to the first floor, there is a well proportioned landing which gives access to two large double bedrooms and the staircase to the second floor. Both rooms are very well proportioned, easily housing king size beds and furniture, with one benefitting from a superb dressing area and en-suite. The second floor shares a similar layout with two bedrooms (one including another en-suite) in addition to the family bathroom. Both bedrooms again could house king sized beds and furniture. The family bathroom is partially tiled and houses a bath with shower overhead, low level W.C. and wash hand basin. Ascending to the third floor, you have the option of a bedroom/lounge area. This is a versatile and unique space, it is perfect for a games room or double bedroom. It benefits from dual aspect windows and access to the sun terrace. This is a wonderful area of private balcony wrapping around the room, with scenic views.

Outside to rear, is the garden which has been landscaped with artificial grass and a patio area abutting the home. A path leads to the rear gate, which gives access to two parking spaces, the first directly behind the house and the other in the neighbouring sheltered carport.

Agents Note:

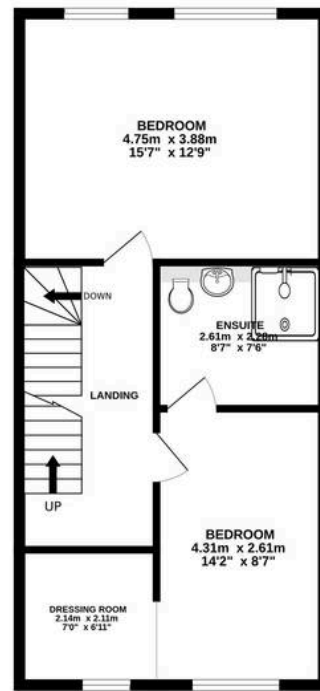
There is an annual Service Charge of £760.00. This information should be confirmed by your solicitor.



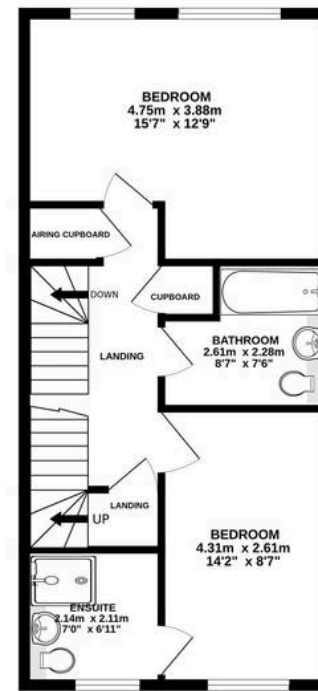
GROUND FLOOR
47.2 sq.m. (508 sq.ft.) approx.



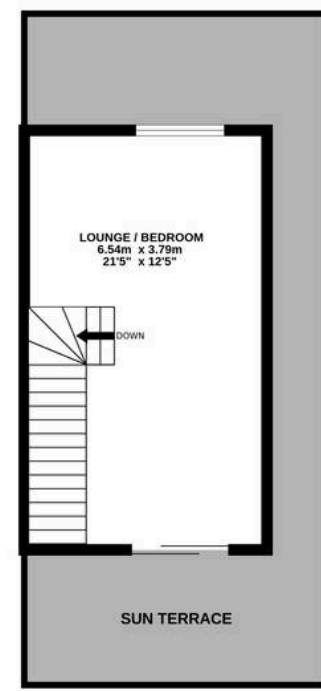
1ST FLOOR
49.7 sq.m. (535 sq.ft.) approx.



2ND FLOOR
49.7 sq.m. (535 sq.ft.) approx.



3RD FLOOR
24.8 sq.m. (267 sq.ft.) approx.



TOTAL FLOOR AREA : 171.5 sq.m. (1846 sq.ft.) 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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