THOMAS & MAY

ESTATE AGENTS









12 Clarence Walk, Redhill, RH1 6NE

Guide Price £425,000

A three bedroom Victorian semi-detached cottage situated in the highly sought after Meadvale area and offered to the market with reception room, open plan kitchen/dining room, shower room, two bedrooms plus bedroom three/dressing room, off street parking, gas central heating and double glazing. Vendors suited. The property within easy reach of local amenities at Earlswood and Reigate with a good choice of schools and excellent transport links to London, Gatwick and the South Coast, ideal for commuters and families. The M25 can be accessed at J8 Reigate Hill Interchange.

FRONT DOOR
Leading through to:

ENTRANCE PORCH
Rear aspect door giving access to rear garden, power and light, double glazed obscured front door giving access to:

OPEN PLAN KITCHEN/DINING ROOM 10'9 x 8'6 (3.28m x 2.59m)
Rear aspect Upvc double glazed window overlooking rear garden, a range of wall mounted and base level units, square edge work surface, stainless steel sink, space and plumbing for washing machine, space for cooker, space and plumbing for dishwasher, space for fridge, power points, concealed lighting, tiled walls, wall mounted boiler. Door to:

SHOWER ROOM
A white three piece suite comprising pedestal wash hand basin with chrome style mixer tap, low level WC. shower cubicle rear aspect obscured double glazed window, chrome heated towel rail, tiled floor, tiled walls, extractor, down-lighter.

DINING ROOM 11'9 x 9'6 (3.58m x 2.90m)
Double panelled radiator, side aspect Upvc double glazed sash windows, understairs cupboard.

FRONT RECEPTION ROOM 11'6 x 10'9 (3.51m x 3.28m)
Front aspect double glazed sash windows, radiator, fitted cupboard, coved ceiling, power points, wall mounted lights, media point.

STAIRS LEADING TO FIRST FLOOR LANDING
Access to loft via hatch, door to:

FRONT BEDROOM 11'9 x 11'0 (3.58m x 3.35m)
Front aspect Upvc double glazed sash window, fitted cupboards, double radiator, power points, fitted wardrobe.

BEDROOM 2 11'9 x 9'3 (3.58m x 2.82m)
Side aspect double glazed window, radiator, power points, fitted cupboard, door to:

BEDROOM 3/DRESSING ROOM 10'9 x 9'0 (3.28m x 2.74m)
Rear aspect Upvc double glazed windows overlooking rear garden, power points, radiator.

OUTSIDE

REAR GARDEN
Mature shrubs and flower borders, area of patio, raised flower bed.

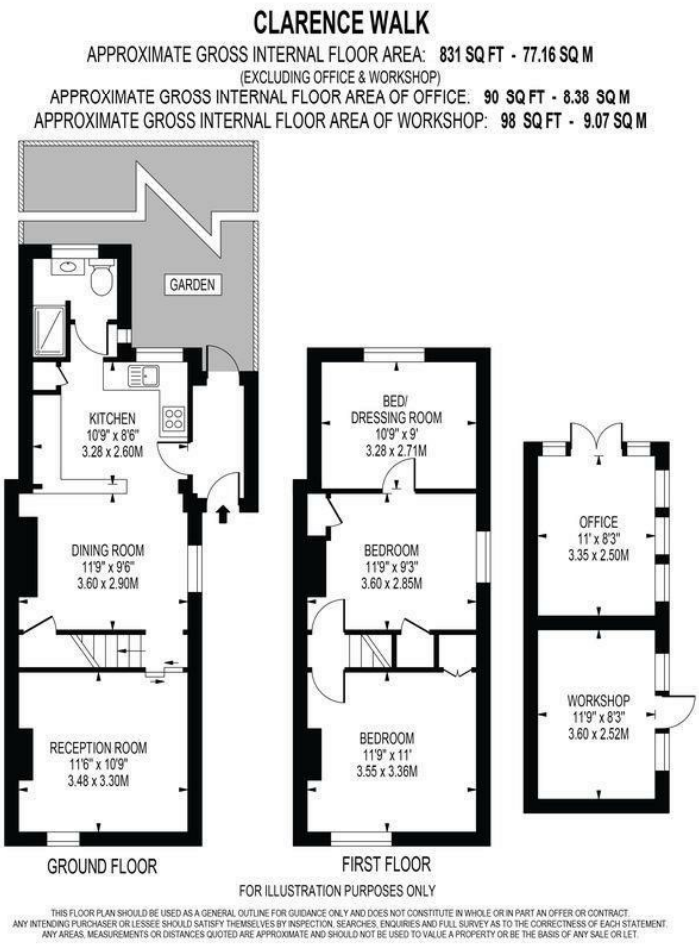
OFFICE/SUMMER HOUSE 11'0 x 8'3 (3.35m x 2.51m)
With power.

TIMBER BUILT SHED/WORKSHOP 11'9 x 8'3 (3.58m x 2.51m)

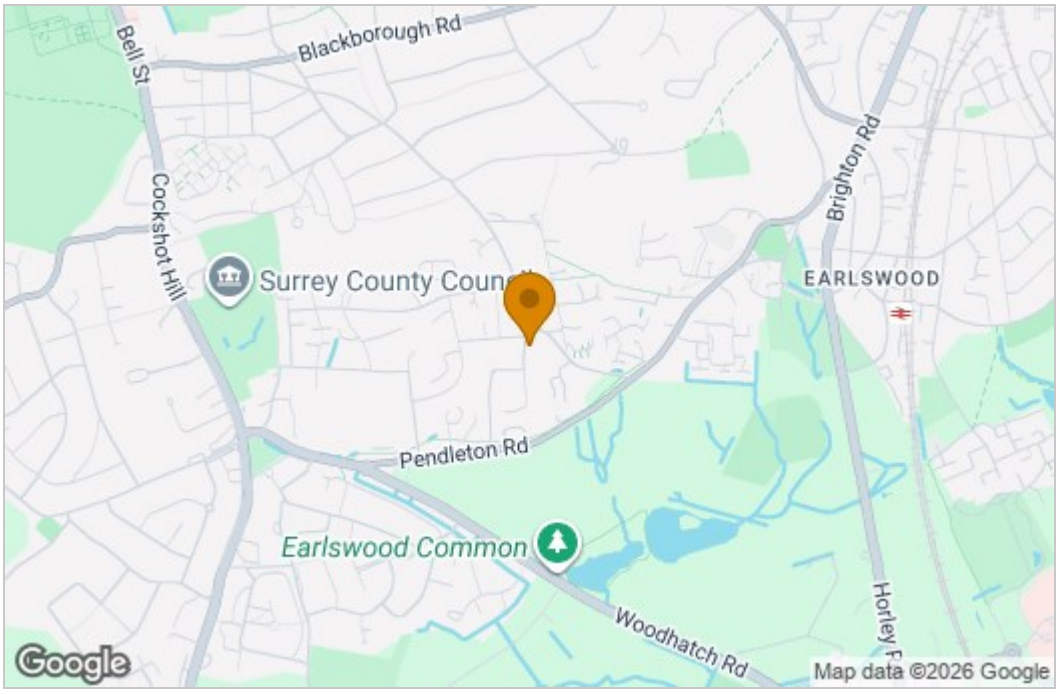
FRONT GARDEN
OFF STREET PARKING for one vehicle.

COUNCIL TAX BAND D

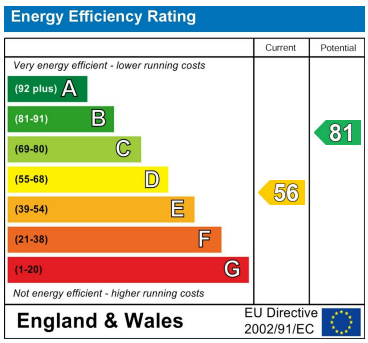
Floor Plan



Area Map



Energy Efficiency Graph



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