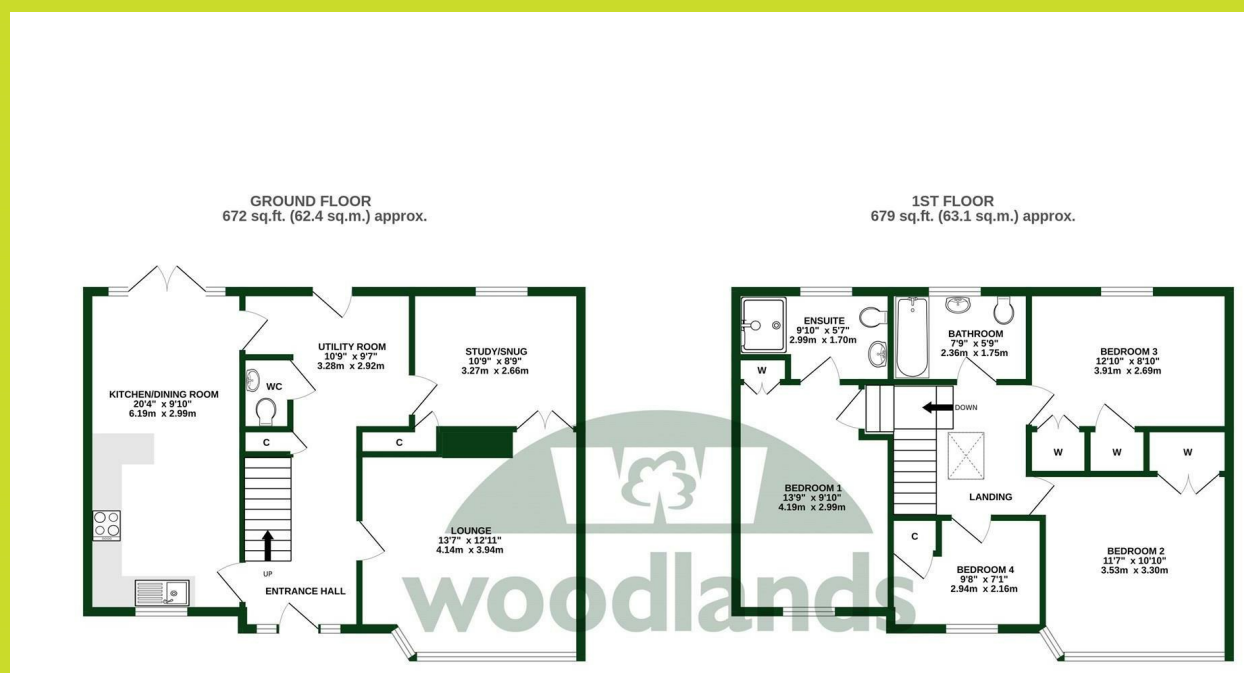




TOTAL FLOOR AREA : 1350 sq.ft. (125.5 sq.m.) approx.

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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These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.

60 Arbutus Road, Redhill, Surrey, RH1 6LJ
£639,950
Freehold

Wonderful family home, extended to offer perfectly balanced accommodation, and located in a highly popular road, close to excellent schools.

On the ground floor you have an entrance hall with built in storage, a large, dual aspect kitchen/dining room, with direct access to the large garden, cosy living room with a multi-fuel burner, separate study and a good size utility room. On the first floor there are four bedrooms, three of which are large doubles with built in wardrobes, a family bathroom and an en-suite shower room off the main bedroom.

To the front there is a multi car driveway, with a walled boundary and an EV charging point. A side access leads through to a generous rear garden, that has both patio and lawn areas, extending to around 100ft.

The property is presented in very good condition throughout and also benefits from solar panels and a battery system, so it is eco friendly and has low running costs.

Nearby there are some stunning green spaces, including Earlswood Lakes. In addition, you have a great range of local shops, including a Co-op, traditional butchers and bakers. The highly regarded Reigate School is also within a short walk.

For a broader choice of shops and amenities, you are only a mile from either Redhill or Reigate town centres, where you have cinemas, many restaurants and bars, as well as transport links to central London, Gatwick, Guildford, Reading and Tonbridge.

- **FOUR BEDROOMS**
- **LARGE GARDEN**
- **GREAT LIVING SPACE**
- **EV CHARGING PORT**
- **COUNCIL TAX BAND: D**
- **HIGHLY POPULAR AREA**
- **SOLAR PANELS**
- **BATHROOM AND ENSUITE**
- **VIEWING HIGHLY RECOMMENDED**
- **EPC RATING: TBC**













ROOM DIMENSIONS:

ENTRANCE HALL
10'1 x 7'5 (3.07m x 2.26m)

CLOAKROOM
4'7 x 3'1 (1.40m x 0.94m)

LOUNGE
13'7 x 12'11 (4.14m x 3.94m)

STUDY/SNUG
10'9 x 8'9 (3.28m x 2.67m)

KITCHEN/DINING ROOM

UTILITY ROOM
10'9 x 9'7 (3.28m x 2.92m)

FIRST FLOOR

LANDING

BEDROOM ONE
13'9 x 9'10 (4.19m x 3.00m)

BEDROOM TWO
11'7 x 10'10 (3.53m x 3.30m)

BEDROOM THREE
12'10 x 8'10 (3.91m x 2.69m)

BEDROOM FOUR
9'8 x 7'1 (2.95m x 2.16m)

ENSUITE SHOWER ROOM
9'10 x 5'7 (3.00m x 1.70m)

BATHROOM
7'9 x 5'9 (2.36m x 1.75m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

REAR GARDEN

OFF ROAD PARKING FOR TWO CARS

EV CHARGER





