



70 Reed Drive, Royal Earlswood Park.
Redhill

Guide Price **£1,100,000**
 **halliwell**
marks

Situated within the highly sought-after Royal Earlswood location, this impressive six-bedroom detached house offers exceptional family accommodation, blending generous proportions with modern finishes throughout. The property is set within a secure gated community, providing peace of mind and exclusivity, while the spacious layout is ideal for both comfortable day-to-day living and entertaining.

Upon entering, you are greeted by a welcoming entrance hall that leads to a bright and airy living room, a formal dining area and the contemporary kitchen which is thoughtfully designed with ample storage and high-quality appliances, complemented by a useful utility area. The ground floor also benefits from a convenient downstairs WC.

Upstairs, there are six well-proportioned bedrooms, four of which enjoy access to en-suite or dedicated bathrooms, ensuring privacy and comfort for all members of the household. The principal suite is particularly impressive, boasting generous space and luxurious fittings. All bathrooms are finished to a high standard, featuring modern fixtures and tasteful tiling.

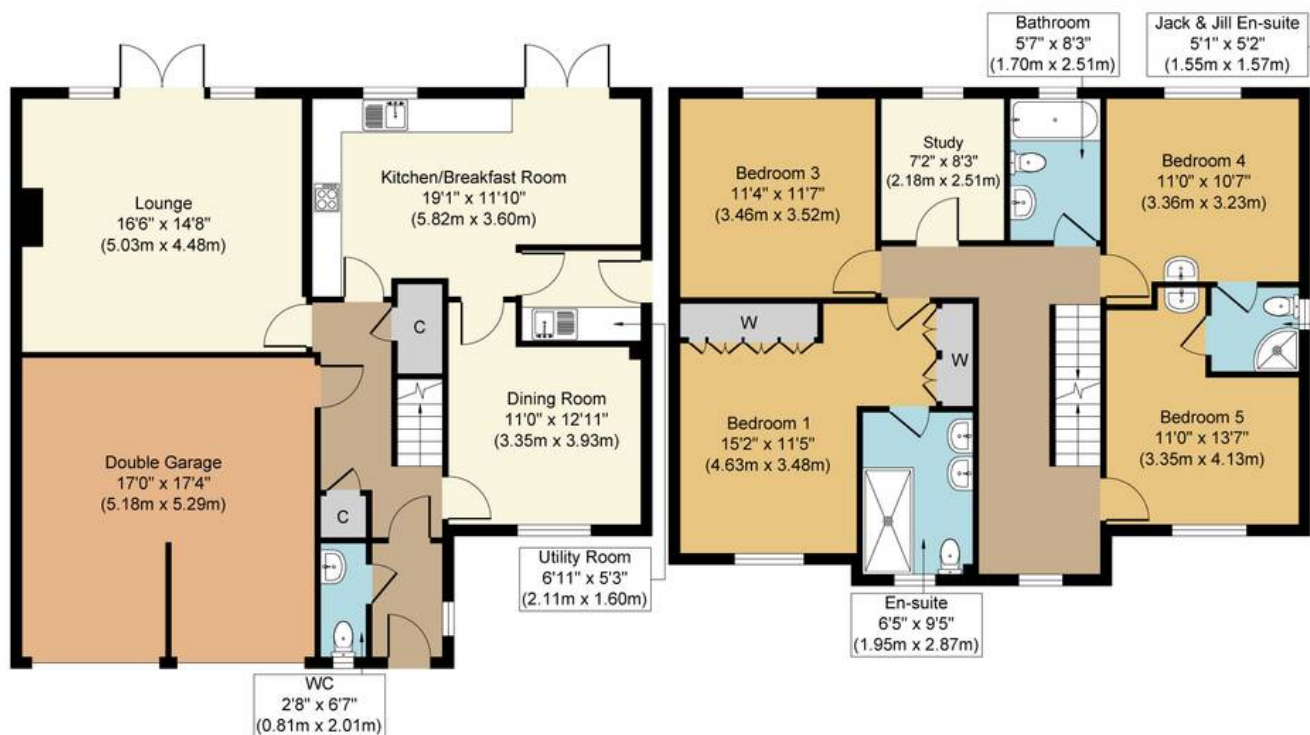
The property also benefits from a substantial integral double garage, providing secure parking and excellent storage options, in addition to a private driveway that comfortably accommodates multiple vehicles. The house is well presented throughout, with neutral décor and quality flooring, allowing for immediate occupation and easy personalisation. The generous plot size enhances the feeling of space inside the home, contributing to a light and open atmosphere in every room.

The location is ideal for commuters and families alike, with Earlswood train station just a 12 to 14 minute walk away, offering convenient links to London and the surrounding area. Residents enjoy the tranquillity and security of a gated community, along with the prestige of living in one of the area's most desirable addresses.

Council Tax band: G. Tenure: Freehold

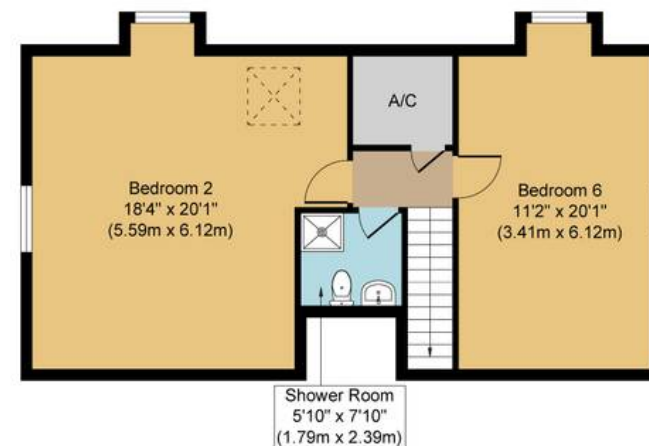






Ground Floor
Approximate Floor Area
1075 sq. ft
(99.86 sq. m)

First Floor
Approximate Floor Area
945 sq. ft
(87.80 sq. m)



Second Floor
Approximate Floor Area
643 sq. ft
(59.75 sq. m)

Reed Drive, RH1

Approx. Gross Internal Floor Area 2663 sq. ft. (247.41 sq. m)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.