



# Cotland Acres, Redhill

£585,000





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A well-located three bedroom semi-detached home set within a quiet and highly desirable cul-de-sac, offering excellent access to Redhill, Reigate and Earlswood station. With a sunny wrap-around garden, garage and ample parking, the property is well maintained yet offers clear scope for modernisation and adding value. Being sold with no onward chain, it presents a straightforward and appealing opportunity for buyers looking to secure a home in a prime residential setting.

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Tucked away in a highly sought-after cul-de-sac, this three bedroom semi-detached home occupies a prime position almost perfectly balanced between Redhill and Reigate town centres, offering both convenience and a peaceful residential setting. The property is also within walking distance of Earlswood train station, as well as a selection of well-regarded primary and secondary schools, making it an excellent choice for commuters and families alike.

The property sits on a generous plot with a beautifully arranged wrap-around garden that captures sunlight throughout the day, creating an ideal space for both relaxing and entertaining, while to the side there is a garage and a substantial driveway providing off-road parking for multiple vehicles.

Internally, the house is well maintained and offers a clean, well-kept feel throughout, yet presents an excellent opportunity for a new owner to modernise and add value over time. The ground floor is well laid out, with a welcoming entrance hall leading through to a spacious living room positioned at the rear, enjoying views across the garden and opening into a bright conservatory which further enhances the sense of space and connection to the outside. The kitchen/breakfast room sits to the front of the property, offering good proportions and scope for reconfiguration if desired, alongside a useful downstairs cloakroom and internal access toward the garage.

Upstairs, the first floor provides three bedrooms, including two well-proportioned doubles and a third room ideal as a child's bedroom, home office or nursery, served by an en suite to the principal bedroom & a family bathroom. The layout is practical and balanced, appealing to both families and those looking for flexible living space.

Overall, this is a fantastic opportunity to secure a well-located home with strong fundamentals, generous outdoor space and clear potential to enhance, all within one of the area's most desirable residential pockets.



## Need to know

- Three bedroom semi-detached home in a highly sought-after cul-de-sac location
- Ideally positioned within easy reach of Redhill and Reigate town centres
- Walking distance to Earlswood train station with direct links to London
- Close to well-regarded primary and secondary schools, ideal for families
- Spacious living room leading through to a bright conservatory overlooking the garden
- Beautiful wrap-around garden enjoying a sunny aspect throughout the day
- Garage to the side and a large driveway providing parking for multiple vehicles
- Well-presented throughout with scope to update and add value
- EPC rating C | Council Tax Band E
- Sold with No Onward Chain



## Interested?

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Cotland Acres, Redhill

Total Area: 113.9 m<sup>2</sup> ... 1226 ft<sup>2</sup>

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