



79 THE MOORS, REDHILL, SURREY, RH1 2PD
£525,000

*** PROPERTY VISIT AVAILABLE ***

SPACIOUS CONTEMPORARY HOME OFFERING A SUPERB LAYOUT AND A DELIGHTFUL OUTLOOK WITHIN THE SOUGHT AFTER WATERCOLOUR DEVELOPMENT.

With generous room sizes as well as a number of improvements to the original specification and layout this semi detached four bedroom town house overlooking the reed bed would make a wonderful family home and has more than enough room to work from home.

On the ground floor there is an entrance hall and a W/C, a door from the entrance hall opens into the wonderful triple aspect reception space that has contemporary country style kitchen to the front and a lounge and dining space to the rear complete with garden access and a pitched glazed roof. On the first floor you have a landing with a built in airing cupboard, three bedrooms, an en-suite shower room and a Jack and Jill family bathroom accessible to the third bedroom and the landing. Up on the top floor is a spacious triple aspect master bedroom with a dressing area and an en-suite shower room.

Outside there is pedestrian access along the reed bed to the front door and beyond to the lagoon, to the rear is a private garden which measures around 30ft and has both lawn and decked areas. The house benefits from a 19ft garage at the rear access off of the The Moors.

Watercolour itself is a picturesque development with a canal, Reed bed, Lagoon and lots of communal outside space to enjoy perfect for walks. In addition there is an extremely handy Tesco express, a chemist and a nursery. Redhill or Merstham mainline train stations can be found within a mile and offer fast and frequent links to London and Gatwick.

DIRECTIONS : From Redhill follow the A23 London Road to the north and turn right at the traffic lights onto Frenches Road. Follow the road to the traffic lights and turn right under the railway bridge then after roundabout and the next bridge take the next into the Moors and after 150 yards the house can be found set back from the road on the left.

- **SPACIOUS HOME**
- **FOUR BEDROOMS**
- **BATHROOM**
- **GARAGE**
- **SOUGHT AFTER LOCATION**
- **GREAT LIVING SPACE**
- **ENSUITE SHOWER ROOM**
- **PRIVATE GARDEN**
- **LOVELY OUTLOOK**
- **NO CHAIN**





ROOM DIMENSIONS:

ENTRANCE HALL
11'0 x 3'5 (3.35m x 1.04m)

CLOAKROOM
7'6 x 2'9 (2.29m x 0.84m)

LOUNGE/DINING ROOM
24'6 x 14'10 (7.47m x 4.52m)

KITCHEN
11'5 x 8'0 (3.48m x 2.44m)

FIRST FLOOR:

BEDROOM TWO
11'0 x 8'3 (3.35m x 2.51m)

ENSUITE
8'3 x 4'6 (2.51m x 1.37m)

BEDROOM THREE
10'9 x 8'3 (3.28m x 2.51m)

BATHROOM
6'2 x 6'2 (1.88m x 1.88m)

BEDROOM FOUR
7'7 x 6'3 (2.31m x 1.91m)

SECOND FLOOR:

BEDROOM ONE
15'5 x 11'5 (4.70m x 3.48m)

DRESSING ROOM
7'5 x 6'10 (2.26m x 2.08m)

ENSUITE SHOWER ROOM
7'2 x 6'10 (2.18m x 2.08m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

30FT REAR GARDEN

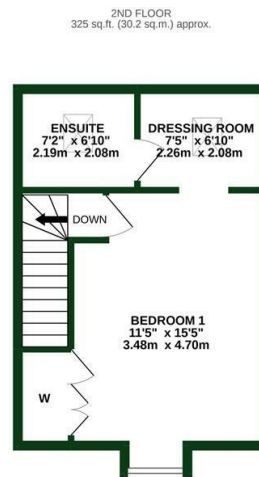
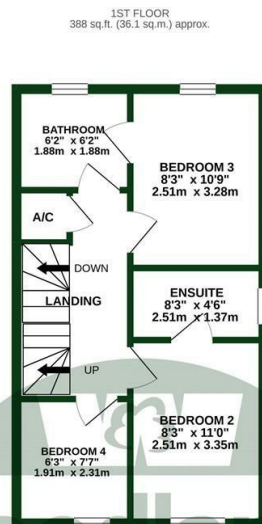
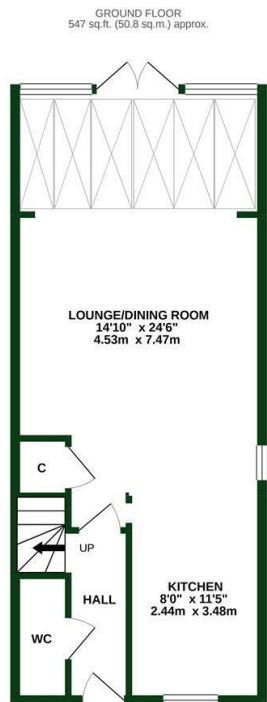
GARAGE
19'10 x 8'10 (6.05m x 2.69m)

COMMUNAL PARKING

MAINTENANCE: £250 PER 6 MONTHS

COUNCIL TAX BAND: E





TOTAL FLOOR AREA: 1260 sq.ft. (117.1 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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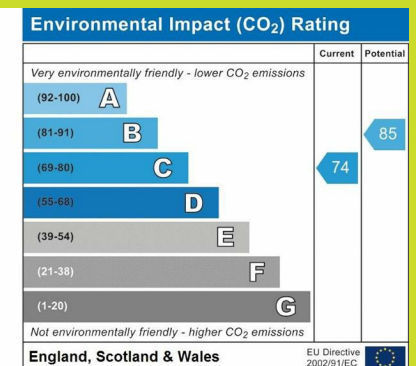
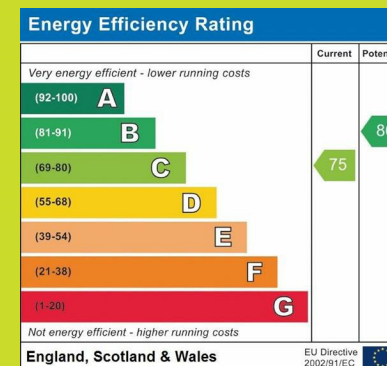
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