
woodlands

1 DAWS PLACE, REDHILL, SURREY, RH1 2NZ
£589,950
FREEHOLD

5 Bedroom family home, in a quiet spot with a car port, EV charger and a south facing garden.

Benefitting from superb, family oriented living space, 5 bedrooms, two bathrooms and a cloakroom on the ground floor, this versatile property would suit a growing family or a buyer that has multiple work from home requirements.

Through the front door there is an entrance hall with built in storage, a cloakroom and a door to a spacious kitchen/dining room, that has a full height, double glazed window to the front and granite worksurfaces. At the rear there is a generous, dual aspect living/family space, that has twin sliding doors opening onto the south facing rear garden. On the first floor there are four bedrooms (two of which currently serve as home offices), and a family bathroom, then up on the top floor you have a lovely principal bedroom suite, with a bank of Velux windows to the rear, an en-suite shower room and a dressing room.

Outside there is covered parking within a carport and an EV charging point, as well as visitor spaces within the cul-de-sac. To the rear you have a 30ft, south facing garden, that is low maintenance, with a patio area and faux lawn.

Watercolour has some beautiful communal spaces, including a wonderful nature reserve and lagoon, with walks connecting you to Redhill train station. In addition there is a superbly handy Tesco Express, Kamsons pharmacy, a vets and a nursery. You are also within easy reach of a number of schools, including Lime Tree, Carrington, St Bedes, Merstham Park and Royal Alexandra and Albert.

Redhill town centre is a 15-20 minute walk, with bus services also. Within the town you have a wide range of shops, weekly market in the main square, a shopping centre, multi screen cinema complex and excellent mainline train services central London, Gatwick, Reading, Guildford and Tonbridge.

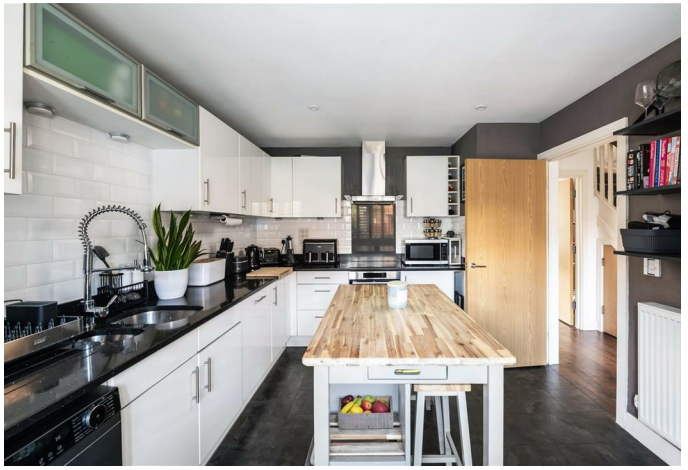
- **SPACIOUS HOME**
- **LARGE LIVING SPACE**
- **SOUTH FACING GARDEN**
- **CUL DE SAC**
- **COUNCIL TAX BAND: F**
- **POPULAR LOCATION**
- **FOUR/FIVE BEDROOMS**
- **CAR PORT AND EV CHARGER**
- **END OF TERRACE**
- **EPC RATING: B**













ROOM DIMENSIONS:

GROUND FLOOR:

ENTRANCE HALL
13'6 x 6'8 (4.11m x 2.03m)

CLOAKROOM
6'2 x 3'0 (1.88m x 0.91m)

KITCHEN/BREAKFAST ROOM
13'5 x 11'0 (4.09m x 3.35m)

LOUNGE/DINING ROOM
21'11 x 17'11 (6.68m x 5.46m)

FIRST FLOOR:

BEDROOM TWO
11'0 x 10'0 (3.35m x 3.05m)

BEDROOM THREE
14'11 x 10'5 (4.55m x 3.18m)

BEDROOM FOUR
7'6 x 7'3 (2.29m x 2.21m)

BATHROOM
6'8 x 6'2 (2.03m x 1.88m)

BEDROOM FIVE/STUDY
110(max) x 9'6 (33.53m(max) x 2.90m)

SECOND FLOOR:

BEDROOM ONE
16'4 x 11'7 (4.98m x 3.53m)

DRESSING ROOM
8'10 x 6'2 (2.69m x 1.88m)

ENSUITE SHOWER ROOM
7'11 x 7'8 (2.41m x 2.34m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

REAR GARDEN

CAR PORT

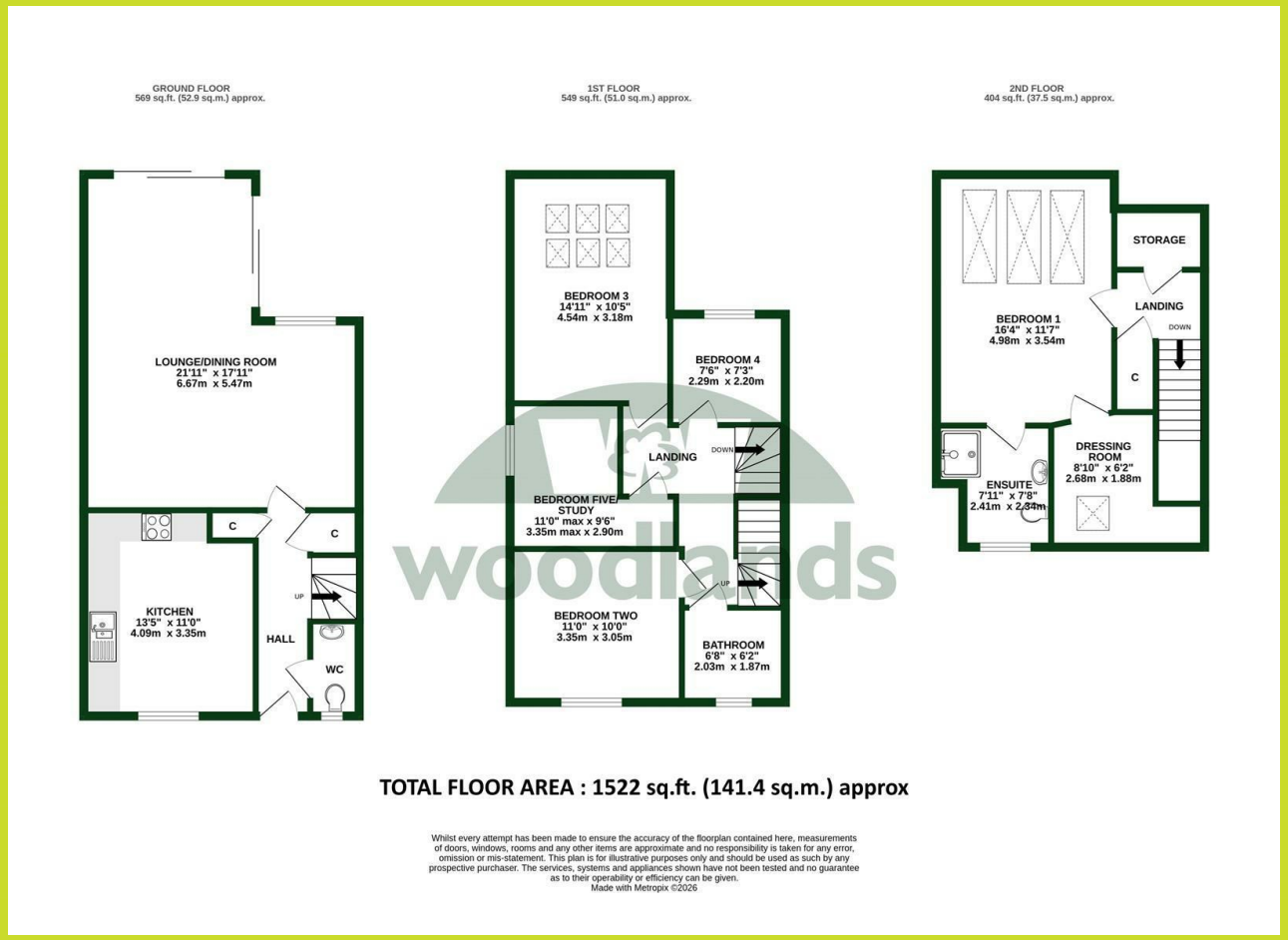
EV CHARGER

ESTATE CHARGE: £796.98 PER ANNUM













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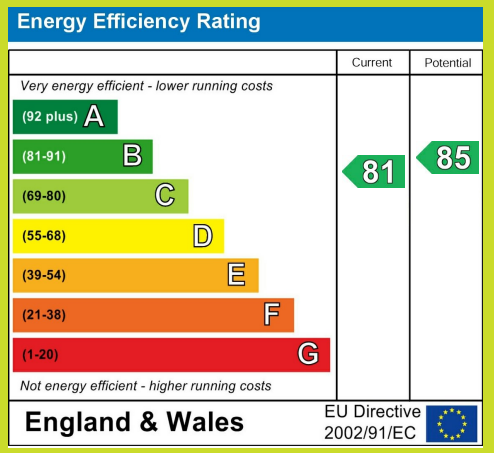
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