





**70 REED DRIVE, ROYAL EARLSWOOD PARK, REDHILL, SURREY,  
RH1 6TB  
£1,099,000  
FREEHOLD**

Superb detached home offering exceptional space, a large garden, private driveway and double garage.

Located in a gated cul de sac, forming part of the prestigious Royal Earlswood Park development, this spacious property is thoughtfully arranged over three floors, and has six double bedrooms, plus an additional single bedroom on the first floor, that is currently used as a study.

Through the front door you have a porch with a window to the side and a WC, beyond the porch there is a good size hallway with a built in cupboard, storage under the stairs and a door through to the integral double garage. You have a spacious living room to the rear, which has double doors opening onto the large garden, and there is a separate dining room to the front of the house. In addition, there is a well appointed kitchen/breakfast room, that overlooks, and has a door to the garden, as well as a door to a utility room. On the first floor is a landing area with a door to the family bathroom. There are three double bedrooms, two of which benefit from access to a Jack & Jill shower room. You have a principal bedroom suite, with extensive fitted wardrobes and a dressing area with access to an ensuite shower room. Up on the top floor there are two very impressive dual aspect bedrooms and a shower room, with a large airing cupboard off the landing.

The house is set back from Reed Drive, with a private driveway that offers ample parking for 2/3 cars. In addition there is an integral, double garage with twin up and over doors, as well as power and light.

A side accessway leads you through to a superb corner plot, which measures around 100ft in width, and 90ft in depth, with a patio area, extensive lawn and some mature trees.

Royal Earlswood Park is a 21 acre development, that is now wonderfully well established and has some beautiful Victorian architecture, as well as a residents gym and swimming pool. You are also situated only a 10 minute walk from Earlswood train station.

- **LARGE PLOT**
- **FOUR BATHROOMS**
- **INTEGRAL DOUBLE GARAGE**
- **GATED CUL DE SAC**
- **COUNCIL TAX BAND: G**
- **SIX DOUBLE BEDROOMS**
- **0.5 MIL TO EARLSWOOD STATION**
- **DRIVEWAY**
- **VIEWING RECOMMENDED**
- **EPC RATING: C**







#### ROOM DIMENSIONS:

**ENTRANCE PORCH**  
5'9 x 4'0 (1.75m x 1.22m)

**ENTRANCE HALL**  
13'8 x 7'0 (4.17m x 2.13m)

**CLOAKROOM**  
6'6 x 2'9 (1.98m x 0.84m)

**LOUNGE**  
16'6 x 14'8 (5.03m x 4.47m)

**DINING ROOM**  
10'11 x 10'11 (3.33m x 3.33m)

**KITCHEN/BREAKFAST ROOM**  
19'1 x 11'1 (5.82m x 3.38m)

**UTILITY ROOM**  
6'10 x 5'3 (2.08m x 1.60m)

#### FIRST FLOOR

##### LANDING

**BEDROOM ONE**  
11'5 x 10'5 (3.48m x 3.18m)

**DRESSING AREA**  
6'5 x 5'11 (1.96m x 1.80m)

**ENSUITE SHOWER ROOM**  
9'5 x 6'4 (2.87m x 1.93m)

**BEDROOM THREE**  
11'7 x 11'4 (3.53m x 3.45m)

**BEDROOM FOUR**  
11'0 x 10'7 (3.35m x 3.23m)

#### JACK AND JILL SHOWER ROOM

5'2 x 5'1 (1.57m x 1.55m)

**BEDROOM FIVE**  
10'11 x 9'0 (3.33m x 2.74m)

**BEDROOM SEVEN/STUDY**  
8'2 x 7'2 (2.49m x 2.18m)

**FAMILY BATHROOM**  
7'5 x 5'6 (2.26m x 1.68m)

#### SECOND FLOOR

##### LANDING

**BEDROOM TWO**  
18'7 x 18'4 (5.66m x 5.59m)

**BEDROOM SIX**  
18'7 x 11'2 (5.66m x 3.40m)

**SHOWER ROOM**  
7'10 x 5'10 (2.39m x 1.78m)

#### GAS CENTRAL HEATING

#### DOUBLE GLAZED WINDOWS

#### 110FT X 90FT REAR GARDEN

**INTEGRAL DOUBLE GARAGE**  
17'4 x 17'0 (5.28m x 5.18m)

**OFF ROAD PARKING FOR 2/3 CARS**

**ESTATE CHARGE: £1,560 PER ANNUM**







**woodlands**

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 72                      | 75        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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