



44 Reed Drive, Redhill, Surrey, RH1 6TB

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**JAMES DEAN**  
ESTATE AGENTS

JamesDean are pleased to bring to the market this extremely spacious luxury six bedroom detached town house, located within the impressive Royal Earlswood Park development.

#### The Property

The property is set over three floors. The ground floor comprises spacious lounge with fireplace leading out into beautifully landscaped garden with a pond, dining room, WC, fully fitted kitchen with separate utility room, access to large double garage. The first floor comprises four double bedrooms, three with en suites, further study and contemporary family bathroom. The top floor comprises two extra-large double bedrooms, family bathroom and walk-in drying room . Access to both the gym and pool is included.



EPC: D / Council Tax: G

#### The Location

Royal Earlswood Park is located in Earlswood, just south of Redhill, Redhill Town is located in Surrey midway between London and Brighton, and within reach of Gatwick Airport. Well known and extremely popular with local commuters because of its main line train station. Trains go from Redhill to London Victoria, Gatwick and the south coast.

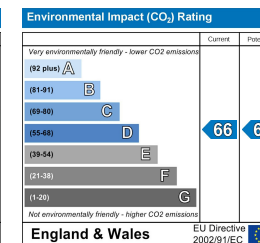
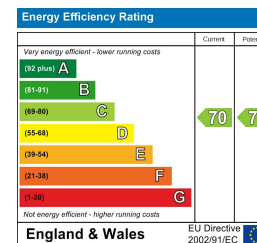
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The Town Centre itself, offers a vast range of high street stores, including sports shops, barbers, hairdressers, and Sainsburys. Twice a week, there is also an open-air market on the pedestrianised high street. Redhill is home to The Belfry Shopping Mall which hosts several stores; includes New Look, Boots, JD, H&M and Waterstones. At the northern end of town, you can find the cinema and Library, The newly built entertainment complex The Light which adds an array of activities as well as café's, restaurants and public houses within the local area.

**£3,200 Per Calendar Month**



# Floor plan



TENURE:  
Council Tax Band: G

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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.