



**18 Cotland Acres**

Redhill

Guide Price **£600,000**



Offered to the market with no onward chain, this three bedroom end of terrace family home presents an excellent opportunity for buyers seeking a spacious property with further potential (subject to planning permission). Ideally situated in a popular residential area, the house features a generous living room that flows seamlessly into a bright conservatory, creating an inviting space for relaxation or entertaining. The kitchen is well-proportioned and provides ample scope for modernisation to suit individual tastes. Upstairs, the master bedroom benefits from an en-suite shower room, while two further bedrooms offer comfortable accommodation for family members or guests. The family bathroom is conveniently located on the first floor. A garage to the side of the property, together with ample off-road parking, ensures practicality for busy households. The property also boasts a mature rear garden to the rear and side, providing a pleasant outlook from the living spaces. While a degree of updating is required throughout, the home offers a blank canvas for those wishing to put their own stamp on the interiors. With the added potential to extend (subject to the necessary planning permissions), this property represents an exciting prospect for families and an early viewing is highly recommended to appreciate the size and scope on offer.

Council Tax band: E

Tenure: Freehold

- Three Bedroom End Of Terrace Family Home
- En-suite To Master Bedroom
- Garage To The Side And Ample Off Road Parking
- Large Living Room And Conservatory
- Mature Rear Garden To Rear And Side
- Degree Of Updating Required







**Ground Floor**  
**Approximate Floor Area**  
**613 sq. ft**  
**(57.0 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**445 sq. ft**  
**(41.37 sq. m)**



**Cotland Acres, RH1**  
**Approx. Gross Internal Floor Area 1058 sq. ft / 98.37 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.