



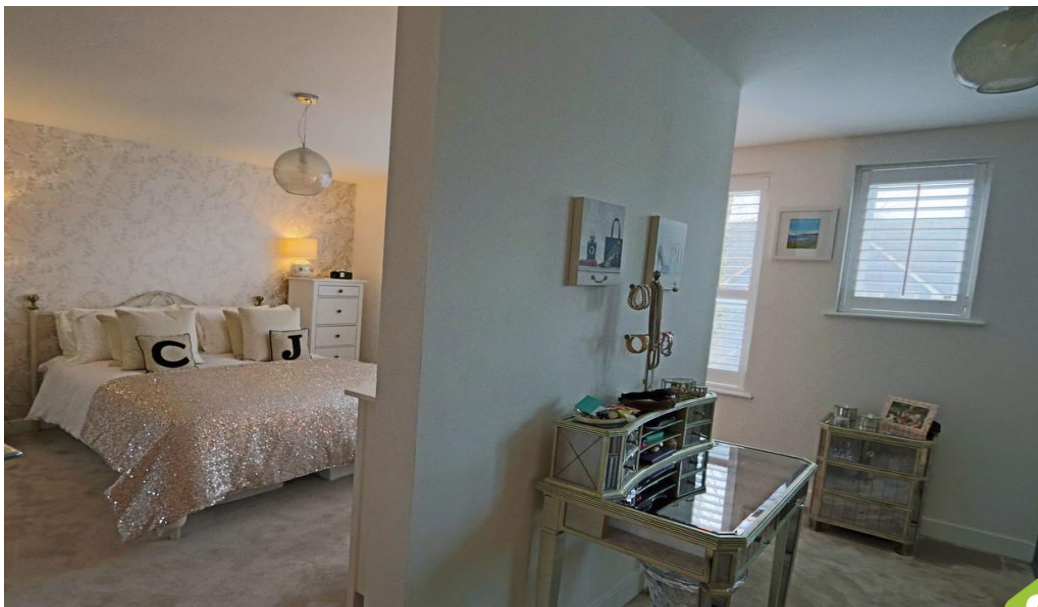
12 Daws Place,
Redhill, Surrey, RH1 2NZ - Price On Application

JOHN BROWN & MARK YOULL
SALES & LETTINGS

If you are looking to move your family to an impeccably presented four-bedroom spacious town house spread over three floors providing modern contemporary living throughout being located in the desirable WaterColour Development then this property is an absolute MUST SEE. Enjoying a quiet location on the popular and now well matured WaterColour development and built by Linden Homes around 2008. Conveniently placed for local amenities including Lime Tree Primary School opened in 2013, a wide selection of schools and recreational facilities and open countryside, including Nutfield Marshes Nature Reserve are close by. Redhill town offers comprehensive facilities with a wide range of shops and restaurants. Both Redhill and Merstham main line stations are nearby providing frequent services to London and southbound towards Gatwick and the south coast. The property is also ideally located for easy road access to the M25 motorway either junctions 7 or 8.

- Immaculately Presented Town House
- Stunning Kitchen / Family Area
- Spacious Lounge leading to
- South Facing Balcony
- Separate Dining Room
- Four Good Sized Bedrooms
- Two En-Suites
- Contemporary Family Bathroom
- Finished to a High Standard
- Car Port for Two Cars



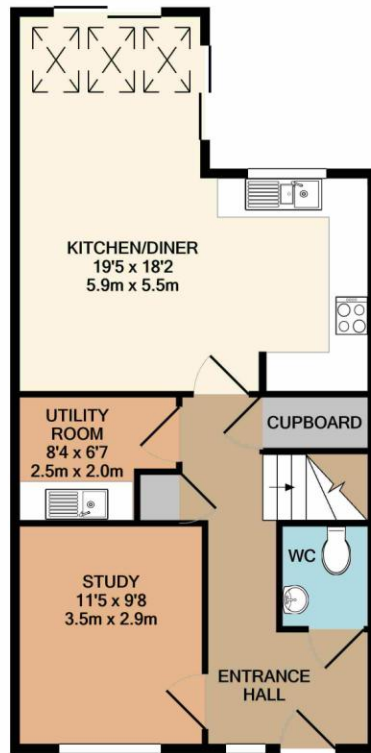


Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

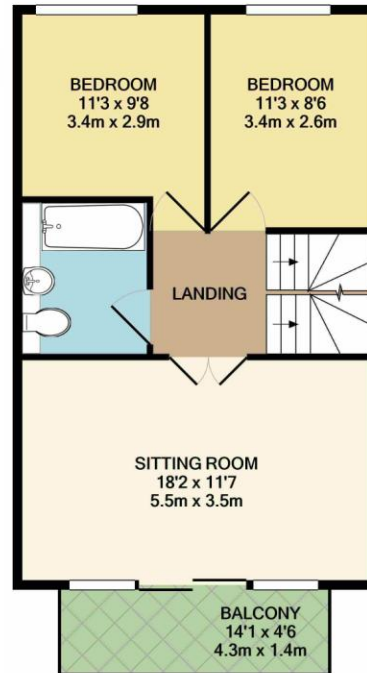
Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property are based on information supplied by the vendor. We have not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

Money Laundering Regulations: We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.

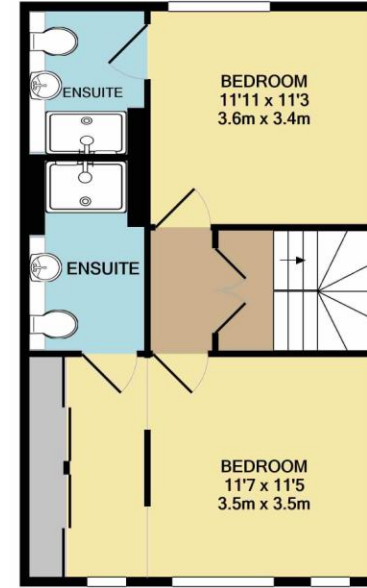




GROUND FLOOR
APPROX. FLOOR
AREA 609 SQ.FT.
(56.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 530 SQ.FT.
(49.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 520 SQ.FT.
(48.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1659 SQ.FT. (154.2 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. 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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