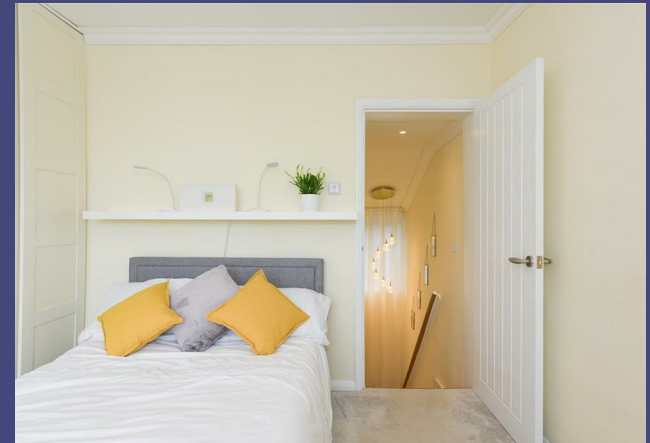
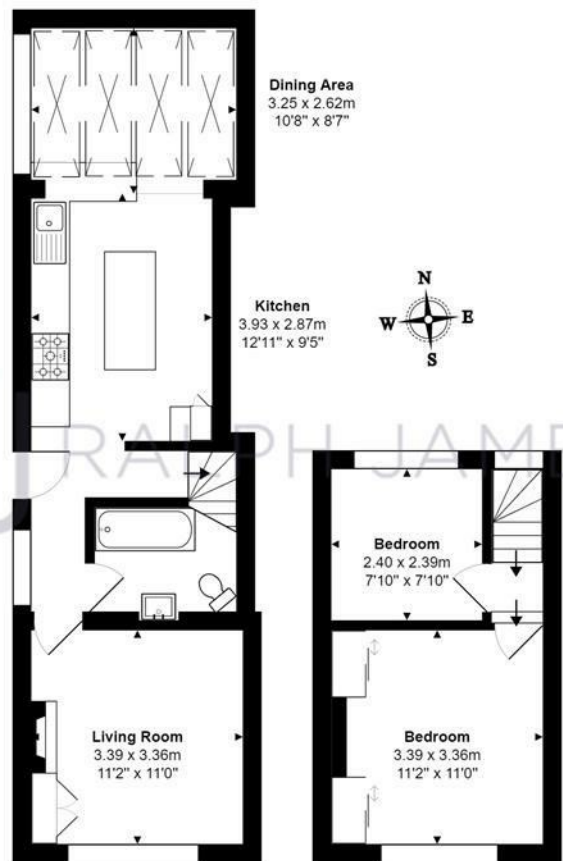


Kings Avenue  
Redhill  
Surrey  
GUIDE PRICE  
£400,000 - £425,000



RALPH JAMES

# FLOOR PLANS



Ground Floor

First Floor

Kings Avenue, Redhill

Total Area: 60.8 m<sup>2</sup> ... 654 ft<sup>2</sup>

FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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RALPH JAMES



## IN A NUTSHELL



Garden and surrounding parks



Two bedrooms



Cosy living room



Modern family bathroom



Stylish kitchen/dining area



Street parking



# WHAT'S GREAT?

Tucked away from the main town of Redhill and set back from the main road, this quaint two-bedroom home is a charming house with stunning views of the surrounding greenery and St Johns church. With a comforting feel of a close-knit community, you feel as though you are in the middle of a countryside village, with the local Primary school a two-minute walk away and so much more.

The living room is cosy and inviting, you can curl up on a dark winter evening with a cup of hot chocolate and enjoy a movie night with some sweet treats. You have views of the front garden from here, the spacious patio can easily fit some nice garden furniture and steps lead you down to the lawn and shed offering you some outside storage. This south facing front is the perfect suntrap.

The kitchen is bright and modern, its cream cupboards, wooden counter tops and butler sink along with the light finish throughout give a smooth combination of country and contemporary. The island provides additional storage space along with room to get creative with some new recipes and guests can perch at the breakfast bar with a glass of wine as you catch up. Natural light from the dining area sky lights floods this whole space with natural light, opening up the rooms.

Upstairs there are two bedrooms, the master bedroom includes built-in storage and if the second bedroom is going spare, this would be ideal for guests or a home office for those who are able to work from home. The family bathroom has a metro tiled feature wall with dark tiled flooring, with room left to add in some additional storage.

Redhill common backs onto the garden with some truly spectacular panoramic views. Earlswood and Redhill stations offer excellent links into the city and on a weekend if you're looking for something to do you can pop to Earlswood lakes in the day before heading to Pendleton or The Plough Pub just a short walk away for some dinner.



Ashley likes it because....

"The quiet and welcoming feel of this cosy home and close knit community is ideal for those looking to get away from the main buzz of the city. Still having stations within walking distance that offer quick links into the city makes travelling to work less of a hassle and bring nestled between both Redhill and Reigate, you have a great variety of shops, eateries and entertainment."

## SELLER'S SECRET

"What we love the most about our home is the location; backing onto the woods of Redhill Common and overlooking the valley, with undisturbed views for miles. The peace it brings, whilst being only a few minutes' walk to Earlswood train station with frequent direct trains to London, and having both Reigate and Redhill towns easily accessible, makes the ideal setting. Furthermore, St John's primary school is a minute's walk away and the Ofsted 'Outstanding' rated Reigate (secondary) School is only a few minutes further. Since being here we have completely renovated and refurbished the house to a high standard to create an open and modern interior, whilst retaining the cosy feel of the cottage that we love. The whole house is brought to life with sunlight flooding through the large windows to both the front and back, making early risings with the view of St John's Church and valley beyond a joy! Finally, the secluded road has a friendly neighbourly feel to it, with residents often gathering for a bbq and glass of wine or for their children to play together."

## CLOSE TO HOME

St. John's Church 0.2m

The Plough 0.3m

Earlswood Train Station 0.4m

Redhill Train Station 1m

St. John's Primary School 0.1m

Earlswood Infant School 0.9m

Reigate School 1m

Redhill High Street 0.8m

East Surrey Hospital 1.3m

Gatwick Airport 5.2m



To buy or not to buy...

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RALPH JAMES



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