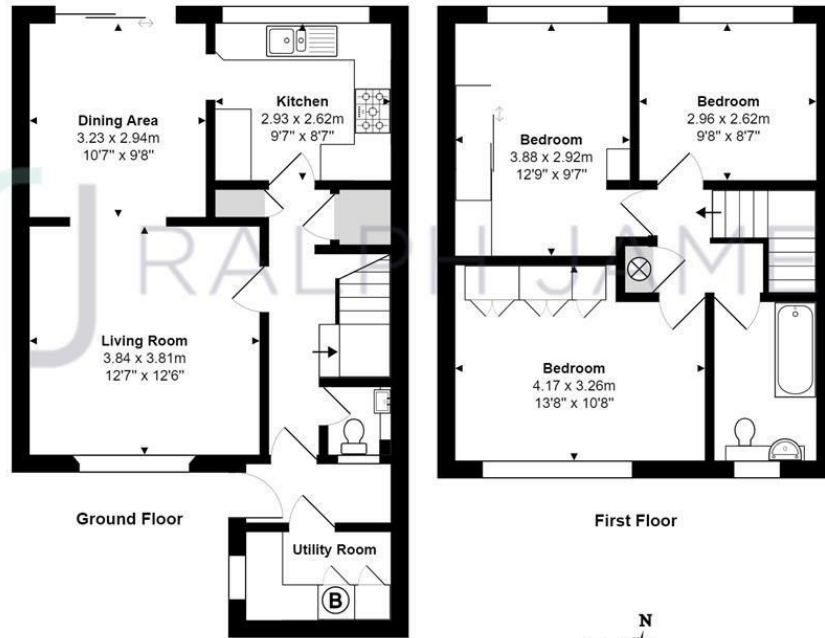


Rathgar Close
Redhill
Surrey
Offers over £340,000



FLOOR PLANS



Rathgar Close, Redhill

Total Area: 94.2 m² ... 1014 ft²

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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IN A NUTSHELL



Private & easy to maintain garden



Three spacious bedrooms



Open plan living



Family bathroom & downstairs W/C



Kitchen & utility room



Street parking



WHAT'S GREAT?

Redhill, Earlswood and Reigate are fast becoming the most popular locations to buy in, due to their prime location, transportation links, amenities and countryside get away' s.

Redhill's new generation is underway, with a huge makeover incorporating of new shops, restaurants, and a cinema complex. Along with an array of excellent schools for all ages, you also have Gatwick a short ride away as well as connections to the M25.

Rathgar Close is tucked away in a quiet residential cul-de-sac. On approach, parking up you follow the path and step through the front door where to your immediate right you have a utility room where you can leave muddy boots and clean up before heading through to the main house.

The open plan living creates a social space for the everyday running of busy family life. The living room is a generous size where you can comfortably fit in a couple of cosy sofas and enjoy a relaxed movie night in with the children. Through the archway, you have the dining room, when the sun is shining you can open the sliding doors to the garden and have friends' round to enjoy some al-fresco dining. The kitchen has fitted gloss cupboards with lots of storage space, room to get creative with new recipes and offers views of the garden.

The garden is easy to maintain, you can add in some potted plants to add a pop of colour and a luxury firepit would be a great addition, you can wrap up warm and roast marshmallows on the old winter evenings. There is also side access, ideal for muddy paws or bikes after being out and exploring the surrounding countryside and avoiding trudging mud through the house.

Upstairs, there are three good sized bedrooms, two of which have large freestanding wardrobes and still lots of space on offer for additional furnishings. The modern family bathroom has a good size bath and overhead shower over the bath along with storage to keep things neatly tucked away.



Ashley likes it
because....

"This location is great, you have the local shops where you can grab the essentials a few minutes away, along with Redhill and Reigate towns being a bus ride away. You can head out into the country lanes in Nutfield where there are several local pubs where you can grab a Sunday lunch."

SELLER'S SECRET

"This has been our family home for 48 years and if the walls could talk they would keep you smiling for years with tales of love and laughter. As we have all now grown, It is time for another family to take the reins and build their dreams here, just as we did. As a child I would play in the 2 local parks and walk in the nearby countryside for hours. Senior school was in walking distance and we had so much fun playing with the neighbourhood kids here and on the routes to and from school. This has been a wonderful home within close proximity to the Hospital, which at times has been a godsend. We wish the next residents a home as happy as it was for us."

CLOSE TO HOME

Salfords train station 1.9m

Earlswood train station 1.4m

Redhill train station 2.2m

Gatwick Airport 5.1m

East Surrey Hopsital 0.4m

Reigate High Street 3.1m

Salfords Primary School 1.4m

Reigate School 1.7m

Royal Earlswood Day Nursery 0.8m Donyngs Gym 2.2m

To buy or not to buy...

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