THOMAS & MAY

ESTATE AGENTS

## 12 Priddy Place, Redhill, RH1 2NF

## Offers In Excess Of £599,950

A four bedroom property offered to the market with over 1600 square feet of flexible living accommodation, set on three floors to include 21' x 17' sitting/dining room, 13' x 10' refitted kitchen/breakfast room, 24' x 10' bedroom (first floor), 16' x 11' main bedroom (top floor) with walk in wardrobe and en-suite shower room, family bathroom, gardens to front and rear and 19' x 8' car port. Watercolour is a modern village created around two stunning lagoons with facilities offering a doctor's surgery and vet's practice, located to the North side of Redhill town centre with easy access links to M25 at Reigate and Godstone and Redhill mainline railway station with good commuter services to London and Brighton. There is a service charge payable on this property of £759.69 per annum.

**DOUBLE GLAZED FRONT DOOR**
Leading to:

**ENTRANCE HALL**
Wood style flooring, radiator, stairs leading to first floor landing, smoke alarm, coved ceiling, understairs storage cupboard, power points, cloaks cupboard with hanging rail and shelving, fuse board, door to:

**DOWNSTAIRS CLOAKROOM**
Comprising low level WC, pedestal wash hand basin with chrome style mixer tap, radiator, part tiled walls, extractor, coved ceiling, wall mounted mirror, wood style flooring.

**KITCHEN/BREAKFAST ROOM 13'6 x 10'10 (4.11m x 3.30m)**
A recently refitted kitchen with wall mounted and base level units, square edge work surface, Butler style sink with mixer tap, integrated electric oven, electric Induction hob, continuation of wood flooring, front aspect Upvc double glazed window, integrated dishwasher, integrated microwave, integrated washing machine, power points, integrated extractor, down-lighters, radiator, coved ceiling.

**SITTING/DINING ROOM 21'5 x 17'5 (6.53m x 5.31m)**
Continuation of wood flooring, rear aspect and side aspect Upvc double glazed sliding patio doors giving access to rear garden, rear aspect Upvc double glazed window overlooking rear garden, coved ceiling, down-lighters, panelled radiators, power points, dimmer switch, media point, further power points.

**STAIRS LEADING TO FIRST FLOOR LANDING**
Wall mounted radiator, coved ceiling, stairs leading to second floor, cupboard housing Ideal boiler, door to:

**FAMILY BATHROOM**
A white three piece suite comprising low level WC, panel enclosed bath with mixer tap and shower attachment, inset wash hand basin with chrome style mixer tap, shaver point, chrome heated towel rail, wood style flooring, tiled walls, front aspect obscured Upvc double glazed window, coved ceiling, down-lighters, extractor.

**BEDROOM 2 24'10 x 10'10 (7.57m x 3.30m)**
Rear aspect sky-light Velux windows with integrated blinds, radiator, power points, coved ceiling, further radiator, dimmer switch.

**BEDROOM 3 10'10 x 10'0 (3.30m x 3.05m)**
Front aspect Upvc double glazed sliding patio doors giving access to Juliet Balcony, coved ceiling, power points, media point, radiator, dimmer switch.

**BEDROOM 4 7'9 x 7'1 (2.36m x 2.16m)**
Rear aspect Upvc double glazed window overlooking rear garden, radiator, power points, coved ceiling, dimmer switch.

**STAIRS LEADING TO SECOND FLOOR LANDING**
Wall mounted radiator, power points, storage cupboard with light, airing cupboard with shelving, door to:

**MAIN BEDROOM 16'6 x 11'6 (5.03m x 3.51m)**
Rear aspect sky-light Velux windows with integrated blinds, two radiators, power points, media point, door to walk-in wardrobe comprising fitted bedroom furniture with hanging rail and shelving, front aspect Velux sky-light window, down-lighters, coved ceiling, power points, door to:

**EN-SUITE SHOWERN ROOM**
Suite comprising low level WC, inset wash hand basin with chrome style mixer tap, shower cubicle with separate shower, chrome heated towel rail, wood style flooring, front aspect obscured Upvc double glazed window, wall mounted medicine cabinet, shaver point, coved ceiling, extractor, down-lighters, part tiled walls.

**OUTSIDE**

**REAR GARDEN**
South West facing rear garden, mainly laid to lawn with mature shrubs and flower borders, fencing, patio, outside water tap, outside lighting.

**FRONT GARDEN**
Pathway leading to front door.

**CAR PORT 19'2 x 8'3 (5.84m x 2.51m)**

**COUNCIL TAX BAND F**

**SERVICE CHARGE**
There is a service charge payable on this property of £759.69 per annum.

## Floor Plan

TOTAL FLOOR AREA : 1664 sq.ft. (154.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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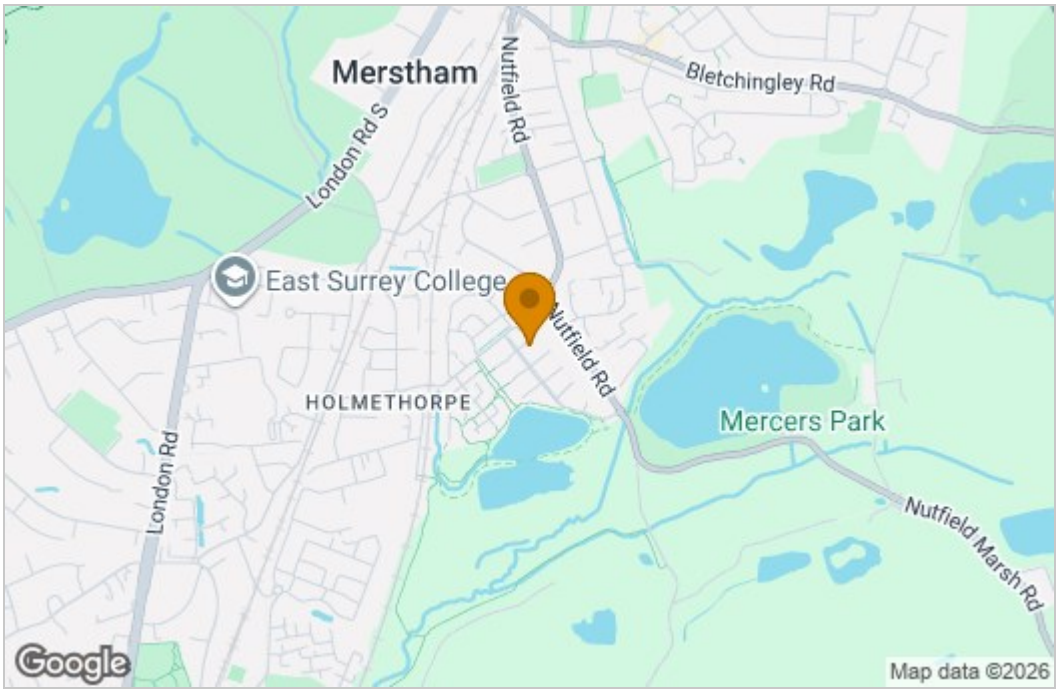
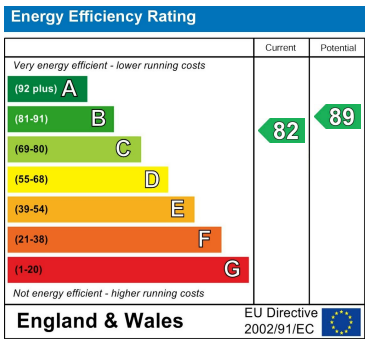
## Area Map




## Energy Efficiency Graph

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