



**72 The Moors, Redhill, RH1 2PE**  
**Offers Over £600,000**

**\*\* Guide Price £600,000 - £625,000 \*\*** A four bedroom semi detached property with accommodation on three floors and offered to the market with 25' x 14' sitting/dining room, integrated fitted kitchen, two en-suite shower rooms plus en-suite family bathroom and front and rear gardens with direct access to garage via courtesy door from rear garden. 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 on this property of £780 per annum (payable in two payments of £390 per half year).

## **DOUBLE GLAZED FRONT DOOR**

Leading through to:

## **ENTRANCE HALL**

Amtico flooring, radiator, stairs to first floor landing, power points, smoke alarm, door to:

## **DOWNSTAIRS CLOAKROOM**

Continuation of Amtico flooring, vanity unit with inset wash hand basin and chrome style mixer tap, radiator, low level WC, part tiled walls, extractor.

## **KITCHEN 10'2 x 8'0 (3.10m x 2.44m)**

A range of wall mounted and base level units, roll top work surface, integrated 4 ring gas hob with integrated electric oven, extractor hood, stainless steel sink with mixer tap, radiator, continuation of Amtico flooring, cupboard housing boiler, power points, concealed lighting, integrated slim-line dishwasher, space and plumbing for washing machine, integrated fridge/freezer, down-lighters.

## **SITTING/DINING ROOM 25'3 x 14'11 (7.70m x 4.55m)**

Continuation of Amtico flooring, side aspect Upvc double glazed window, rear aspect Upvc double glazed patio doors giving access to patio and rear garden, rear aspect Upvc double glazed windows overlooking rear garden, two double panelled radiators, power points, TV aerial point.

## **STAIRS LEADING TO FIRST FLOOR LANDING**

Radiator, power points, cupboard housing water tank and shelving, stairs leading to second floor landing, door to:

## **BEDROOM 2 11'1 x 8'4 (3.38m x 2.54m)**

Front aspect Upvc double glazed window, radiator, power points, door to:

## **EN-SUITE SHOWER ROOM**

Suite comprising low level WC, vanity unit with inset wash hand basin and chrome style mixer tap, shower cubicle with Aqualisa shower, tiled walls, tiled floor, side aspect Upvc obscured double glazed window, down-lighters, extractor.

## **BEDROOM 3 10'9 x 8'4 (3.28m x 2.54m)**

Rear aspect Upvc double glazed windows overlooking rear garden, radiator, power points, door to:

## **EN-SUITE FAMILY BATHROOM**

Suite comprising low level WC with concealed cistern, vanity unit with inset wash hand basin and chrome style mixer tap, panel enclosed bath with chrome style mixer tap and shower attachment, part tiled walls, radiator, tiled floor, shaver point, rear aspect Upvc obscured double glazed window, extractor fan, down-lighters.

## **BEDROOM 4 7'7 x 6'3 (2.31m x 1.91m)**

Front aspect Upvc double glazed window, radiator, power points.

## **STAIRS LEADING TO SECOND FLOOR LANDING**

Power point, smoke alarm, door to:

## **MAIN BEDROOM 17'8 x 11'8 (5.38m x 3.56m)**

Front aspect and side aspect Upvc double glazed windows, radiators, power points, a range of bedroom furniture comprising wardrobes with hanging rail and shelving, opening to:

## **WALK-IN WARDROBE/DRESSING ROOM 7'4 x 6'9 (2.24m x 2.06m)**

With hanging rail and shelving, rear aspect Velux sky-light window, door to:

## **EN-SUITE SHOWER ROOM**

Suite comprising low level WC, vanity unit with inset wash hand basin and chrome style mixer tap, shower cubicle with Aqualisa shower.

## **OUTSIDE**

### **REAR GARDEN**

Stone paved patio, side access, outside lighting, outside water tap, raised deck area, direct access to:

### **GARAGE 19'1 x 8'8 (5.82m x 2.64m)**

Up and over door, power and light.

### **FRONT GARDEN**

Pathway leading to front door, flower border.

## **COUNCIL TAX BAND E**

### **SERVICE CHARGE:**

There is a Service Charge on this property of £780 per annum (payable in two payments of £390 per half year).

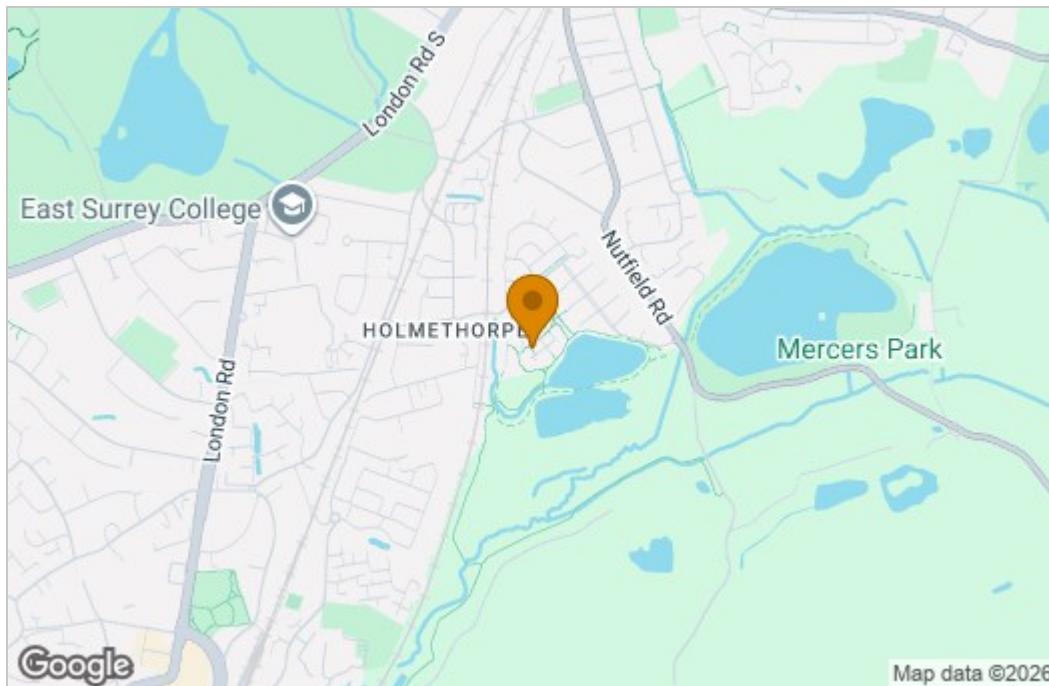
# Floor Plan



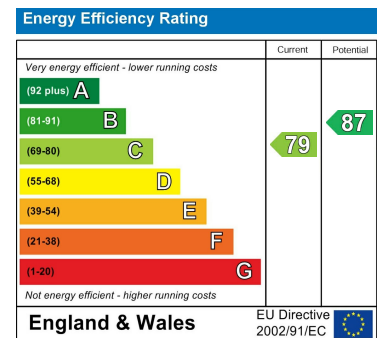
MAIN HOUSE 117.8 SQ.M (1268 SQ.FT) GARAGE 15.3 SQ.M (165 SQ.FT)

TOTAL FLOOR AREA : 1433 sq.ft. (133.1 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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