



1 DAWS PLACE, REDHILL, SURREY, RH1 2NZ

**£589,950
FREEHOLD**

5 Bedroom family home, in a quiet spot with a car port, EV charger and a south facing garden.

Benefitting from superb, family oriented living space, 5 bedrooms, two bathrooms and a cloakroom on the ground floor, this versatile property would suit a growing family or a buyer that has multiple work from home requirements.

Through the front door there is an entrance hall with built in storage, a cloakroom and a door to a spacious kitchen/dining room, that has a full height, double glazed window to the front and granite worksurfaces. At the rear there is a generous, dual aspect living/family space, that has twin sliding doors opening onto the south facing rear garden. On the first floor there are four bedrooms (two of which currently serve as home offices), and a family bathroom, then up on the top floor you have a lovely principal bedroom suite, with a bank of Velux windows to the rear, an en-suite shower room and a dressing room.

Outside there is covered parking within a carport and an EV charging point, as well as visitor spaces within the cul-de-sac. To the rear you have a 30ft, south facing garden, that is low maintenance, with a patio area and faux lawn.

Watercolour has some beautiful communal spaces, including a wonderful nature reserve and lagoon, with walks connecting you to Redhill train station. In addition there is a superbly handy Tesco Express, Kamsons pharmacy, a vets and a nursery. You are also within easy reach of a number of schools, including Lime Tree, Carrington, St Bedes, Merstham Park and Royal Alexandra and Albert.

Redhill town centre is a 15-20 minute walk, with bus services also. Within the town you have a wide range of shops, weekly market in the main square, a shopping centre, multi screen cinema complex and excellent mainline train services central London, Gatwick, Reading, Guildford and Tonbridge.

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|------------------------------|----------------------------------|
| ■ SPACIOUS HOME | ■ POPULAR LOCATION |
| ■ LARGE LIVING SPACE | ■ FOUR/FIVE BEDROOMS |
| ■ SOUTH FACING GARDEN | ■ CAR PORT AND EV CHARGER |
| ■ CUL DE SAC | ■ END OF TERRACE |
| ■ COUNCIL TAX BAND: F | ■ EPC RATING: B |





ROOM DIMENSIONS:

GROUND FLOOR:

ENTRANCE HALL
13'6 x 6'8 (4.11m x 2.03m)

CLOAKROOM
6'2 x 3'0 (1.88m x 0.91m)

KITCHEN/BREAKFAST ROOM
13'5 x 11'0 (4.09m x 3.35m)

LOUNGE/DINING ROOM
21'11 x 17'11 (6.68m x 5.46m)

FIRST FLOOR:

BEDROOM TWO
11'0 x 10'0 (3.35m x 3.05m)

BEDROOM THREE
14'11 x 10'5 (4.55m x 3.18m)

BEDROOM FOUR
7'6 x 7'3 (2.29m x 2.21m)

BATHROOM
6'8 x 6'2 (2.03m x 1.88m)

BEDROOM FIVE/STUDY
110(max) x 9'6 (33.53m(max) x 2.90m)

SECOND FLOOR:

BEDROOM ONE
16'4 x 11'7 (4.98m x 3.53m)

DRESSING ROOM
8'10 x 6'2 (2.69m x 1.88m)

ENSUITE SHOWER ROOM
7'11 x 7'8 (2.41m x 2.34m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

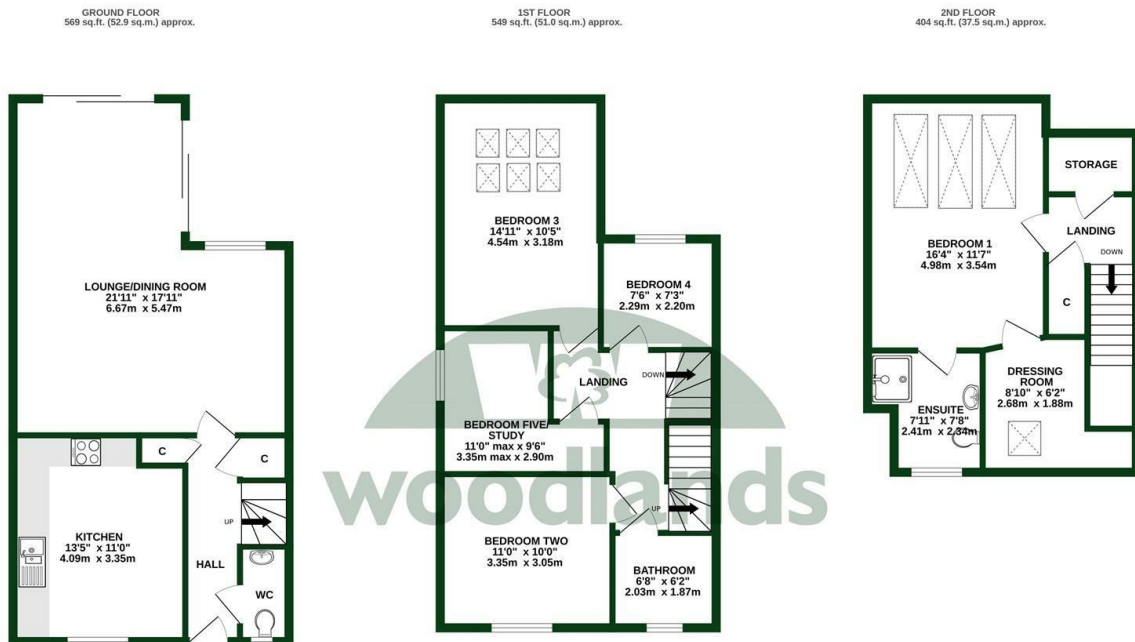
REAR GARDEN

CAR PORT

EV CHARGER

ESTATE CHARGE: £796.98 PER ANNUM





TOTAL FLOOR AREA : 1522 sq.ft. (141.4 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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