



36 Abinger Drive,  
Redhill, Surrey RH1 6SY  
Asking price of £695,000



4



2



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Robert  
Leech .



# Abinger Drive, Redhill

An attractive detached family home located in a popular development. Entered via a covered porch into a generous hall there is a good size family room/study at the front of the house with the lounge across the hall. At the back of the house is a fantastic kitchen/dining room with beautiful modern units and bi-fold doors that open out onto the garden. There is handy under stairs storage cupboard and a downstairs w/c also to this floor. Upstairs the master bedroom features two banks of fitted wardrobes and a contemporary en suite shower room. The second bedroom is also a double and includes fitted wardrobes. Bedrooms three and four are single bedrooms. The family bathroom is also to this floor.

## Outside

Externally at the front of the house there is a front lawn and parking on the drive, whilst to the rear the garden is a pretty and private enclosed space with patio seating area, lawn, attractive raised beds and side access to the front of the house.

- Detached family home
- Off street parking
- Located in the area of St Johns
- Four bedrooms with ensuite to the master
- Family room/office
- Pretty private garden
- Downstairs cloakroom
- Kitchen/dining room with separate lounge



1.3 mile  
Redhill



6.8 miles  
Gatwick



0.7 mile  
Earlswood

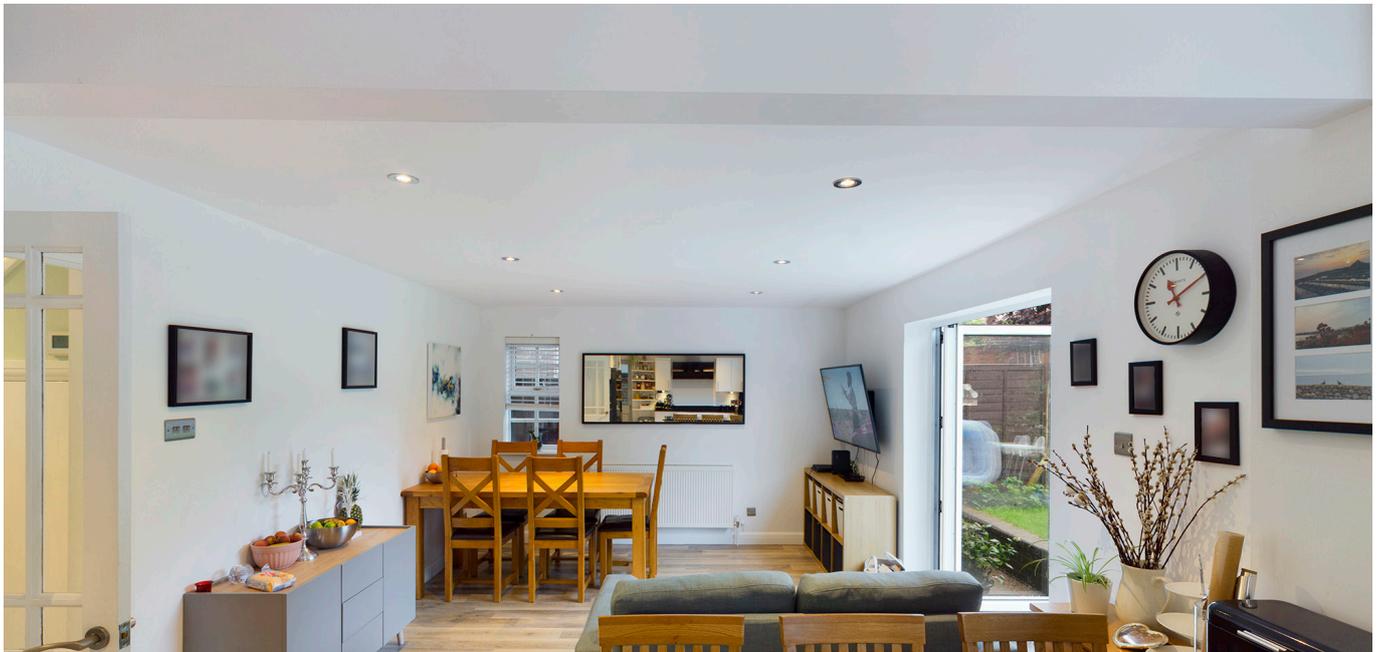


**OXTED**  
72 Station Road East,  
Oxted,  
Surrey RH8 0PG  
01883 717272

**REIGATE**  
1-3 High Street,  
Reigate,  
Surrey RH2 9AA  
01737 246246

**LINGFIELD**  
27 High Street,  
Lingfield,  
Surrey RH7 6AA  
01342 837783

**LONDON**  
121 Park Lane  
London  
W1K 7AG  
0207 0791457



## LOCATION

Set conveniently on the southerly fringes of both Redhill and Reigate this property has access to the amenities of both nearby towns.

Reigate provides a comprehensive range of shops and boutiques. There are also a good number of restaurants, cafes and coffee shops including Costa and Café Nero. Local restaurants include Pizza Express, Wagamama's, Cote and Bills as well as several independents.

Reigate has a number of highly regarded schools, state and independent, for all ages which include the nearby Reigate Secondary School.

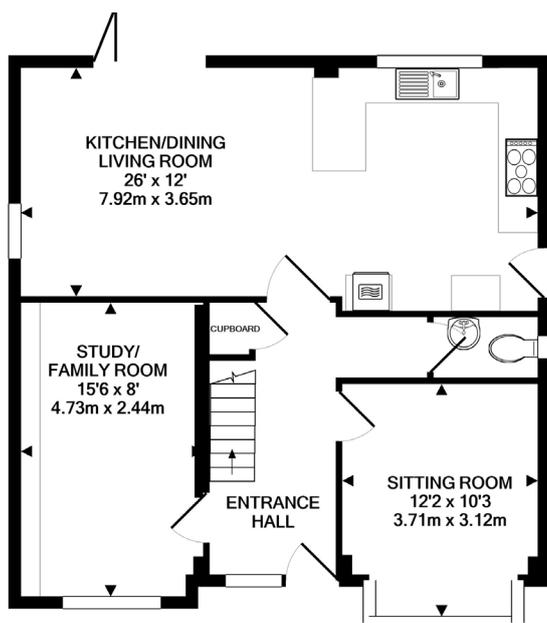
Redhill also has a broad range of shops within the centre of town including the large Sainsburys supermarket and the Belfry shopping centre. There is a cinema and theatre as well. Both Redhill station and Earslwood provide train connections to London Gatwick and the South coast. Earslwood station is only 0.8 miles (approx) away on foot.

The M25 is accessible at either Junction 8, at the top of Reigate Hill, or junction 6 at Godstone - giving access to the wider motorway network as well as Gatwick and Heathrow. The channel Tunnel is within a 90 minute drive.

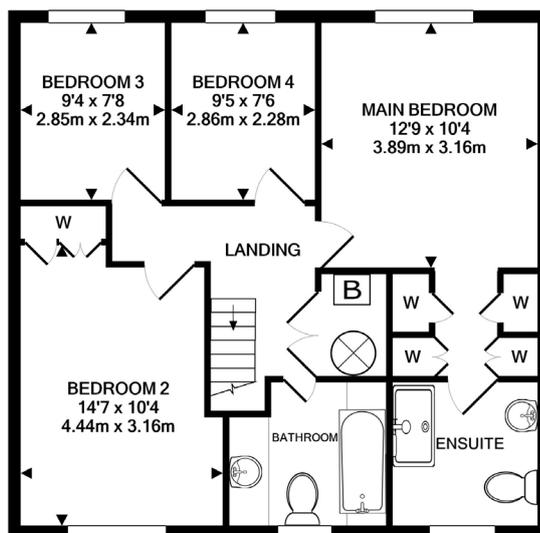


## FAQ'S

- Modern detached house
- Off street parking
- Reigate and Banstead Council. Council tax band G £3,453.52
- EPC rating C
- Living space approx 1,392 sq ft



GROUND FLOOR  
APPROX. FLOOR  
AREA 707 SQ.FT.  
(65.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 685 SQ.FT.  
(63.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1392 SQ.FT. (129.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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