



Salfords,

Asking Price £475,000



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Robert
Leech .



A mid terrace family home with really excellent and spacious accommodation throughout. The properties were built in 2017 by Gold Property Group combining traditional methods with cutting edge technology - this is the first time a house within the development has become available since they were first sold.

The ground floor has a wonderful open plan kitchen/dining/living room with bi-fold doors out onto the rear garden. The kitchen is tastefully designed and fitted with Lacarre high gloss units and quartz worktops. Appliances include a Bosch 4 burner hob, oven and extractor hood, American style fridge freezer, dishwasher and washer dryer. The stunning wood engineered flooring completes the contemporary look. There is also a cloakroom with WC to the ground floor.

On the first floor there is the master bedroom with ensuite, a further double bedroom and family bathroom, both of the bedrooms to this floor have the benefit of fitted wardrobes. The second floor provides a light & bright further large double bedroom with eaves storage and the perfect spot for a desk.

Outside

The property has the benefit of two allocated parking spaces to the front. The rear garden has a patio area, the remainder has been fitted with astroturf creating a wonderfully low maintenance garden.



2.6 miles
Redhill



4.2 miles
Gatwick



0.3 miles
Salfords

-
- Spacious modern mid terrace townhouse
 - 3 beds and 2 bathrooms (1 ensuite)
 - Close to local shops & amenities
 - Short walk to Salfords station
 - 1,240 sq ft of living space
 - Beautiful open plan living
 - Built in 2017 by Gold Property
 - 2 allocated off-street parking spaces



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

The village of Salfords is ideally located with excellent primary schools, local shops and direct trains to London from Salfords station, a few minutes walk away. Set at the foot of the Surrey Hills, an area of outstanding natural beauty, where there are many popular walks, Earlswood lakes, Priory Park and beyond. The closeby town of Redhill has a high speed train to London in just under 30 minutes, large Sainsburys store, an excellent theatre, The Harlequin and a large eclectic shopping centre together with good sporting facilities. Reigate is also within a short drive with historic inns, cosy teashops and traditional pubs stand alongside chic bistros and sophisticated bars and restaurants. In addition to familiar chains, Island House, Buenos Aires Argentinian Steak House and Giggling Squid Thai Restaurant are perennial favourites. For delicious lunches, The Chapel and Cullendars get great reviews

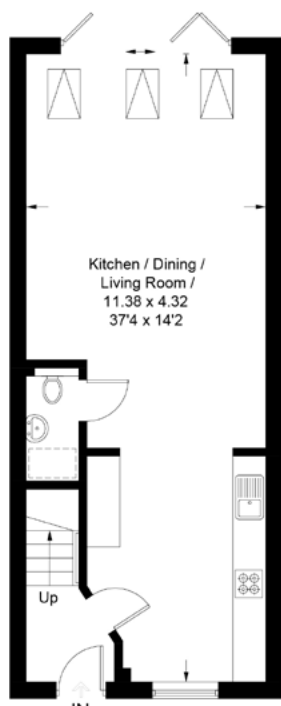
FAQ'S

- Reigate and Banstead council
- Council tax - £2,200 pa
- Council tax band E,
- Gas central heating
- Total living space 1,240 sq ft.
- EPC rating B
- Tenure freehold
- Two allocated parking spaces

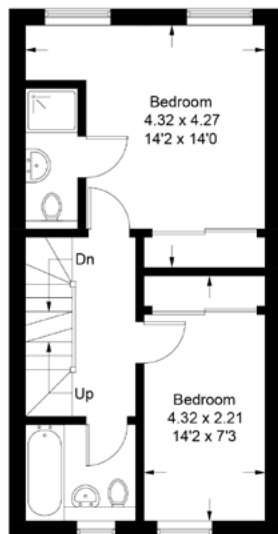


Approximate Gross Internal Area = 115.2 sq m / 1240 sq ft

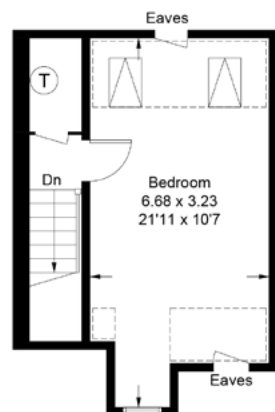
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID822085)

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**Robert
Leech**

