



3 Albert Mews,
Redhill, RH1 6TD

Guide price £895,000

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Robert
Leech.



“Like a Tardis” is an expression too often used when talking about property but in this case it is absolutely spot on. Attractive but unassuming from the outside this wonderful family home delivers a real punch when it comes to the accommodation inside. The property is situated in an exclusive, double gated mews development. Entering into a generous entrance hall the ground floor includes a huge lounge with feature fireplace before double doors open to a stunning vaulted orangery with views and access onto the garden. There is a study looking out from the front aspect. The kitchen provides a number of fitted units, plenty of work surface space and views onto the garden. There is also a useful utility room and a w/c on this floor with access through into the double garage. Upstairs the bedrooms, all of which are doubles, are situated around a galleried landing. The master bedroom features an en suite bathroom and fitted wardrobes and there is a further en suite to the guest bedroom. There is also a family bathroom.

The property enjoys a corner plot so has larger garden than others within the Mews. The garden is private and includes two areas of lawn over two levels as well as some mature shrubs and a raised patio area accessed from the house. At the front of the house there is parking for one car on the drive and there are several other visitor spaces nearby.

The property enjoys the use of the on site leisure centre, which includes a fully equipped gymnasium and indoor swimming pool.



1.6 miles
Redhill



5.9 miles
Gatwick



0.7 miles
Earlswood

- Exclusive mews within Royal Earlswood Park
- Extremely well proportioned
- 4 double bedrooms
- Ensuite facilities to two bedrooms
- Family bathroom
- Fabulous Orangery dining room
- 1,984 sq ft including the garage
- Utility room and WC
- Study
- Garage and off street parking



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



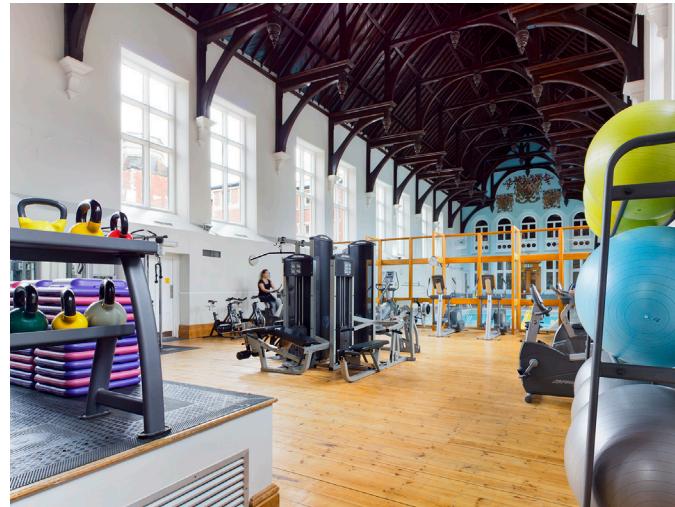
Set conveniently on the southerly fringes of Redhill but also close to Reigate, this property has access to the amenities of both nearby towns.

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 Sainsbury's supermarket and the Belfry shopping centre. There is a cinema and theatre as well. Both Redhill station and Earlswood provide train connections to London Gatwick and the South coast. Earlswood station is only 0.7 miles (approx) away on foot.

FAQs

- Reigate & Banstead District Council
- Council tax F £2,993.05pa
- Total living space including the garage 1,984 sq ft.
- Tenure freehold
- EPC rating D
- Service charge £1,500 per annum

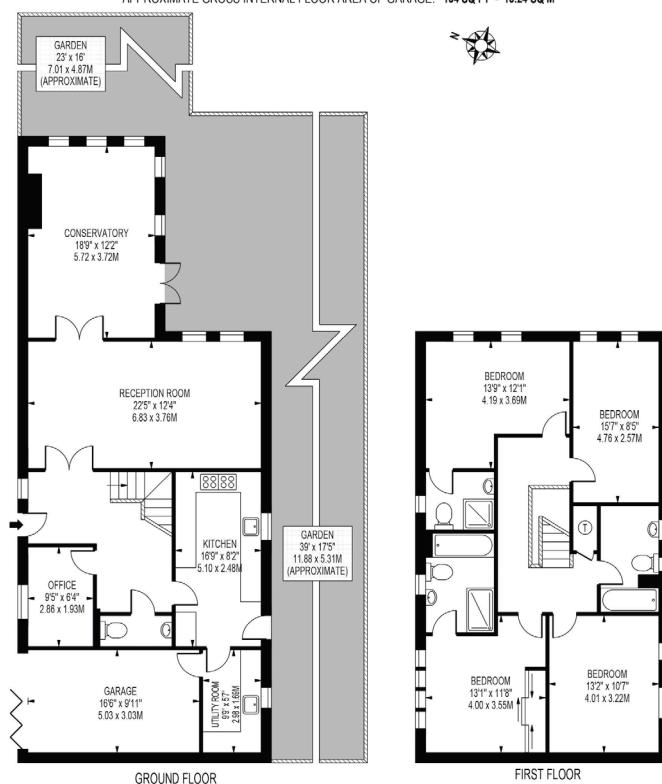


ALBERT MEWS

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1984 SQ FT - 184.29 SQ M

(INCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 164 SQ FT - 15.24 SQ M



FOR ILLUSTRATION PURPOSES ONLY



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ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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