



**102 Colesmead Road, Redhill, RH1 2EQ**  
**Guide price £475,000**

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A loft converted four bedroom family home located approximately 20 minutes walk of Redhill Station and the town centre, whilst being just over the road from the beautiful Gatton Park and the local recreational ground/play park.

You approach the house via a long front garden, which could be converted into a driveway with parking for multiple vehicles (subject to the usual permission from the local council). The front door leads into an entrance lobby, then onto a good size, square living room. Currently there is a modern kitchen/dining room with access to a separate must have utility room and a downstairs WC. The whole rear section could be extended to provide an open plan kitchen/dining/family room (stpp), potentially adding massive value and future saleability.

The first floor landing gives way to three well proportioned bedrooms and a luxury family bathroom.

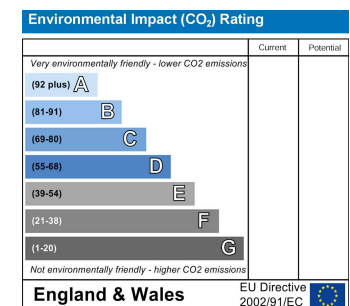
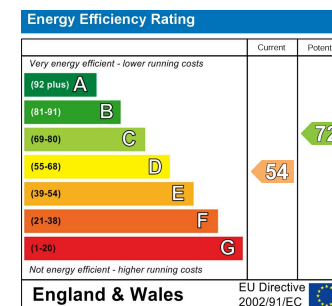
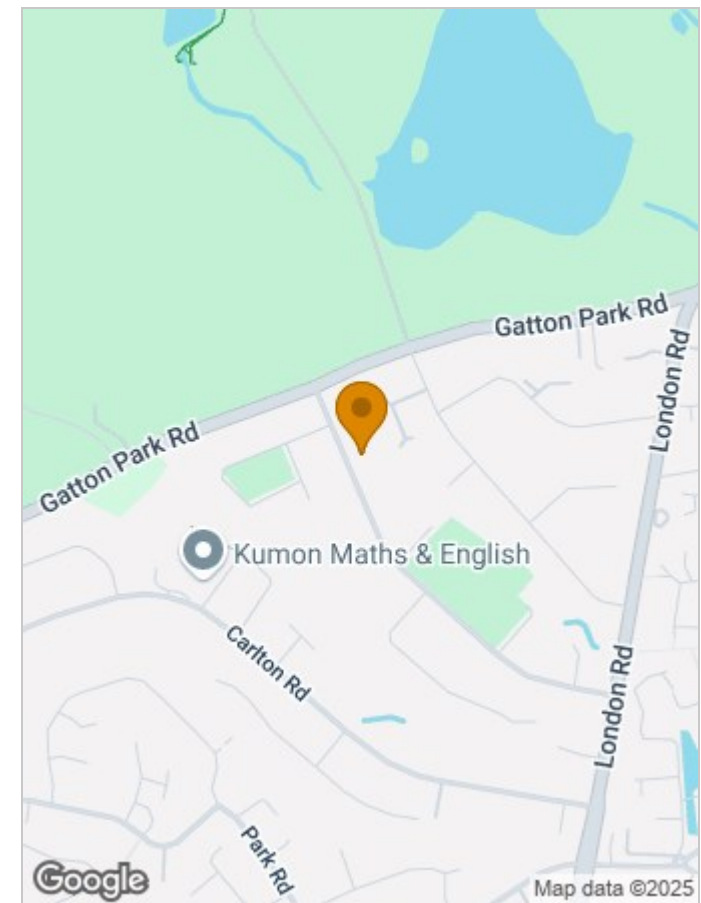
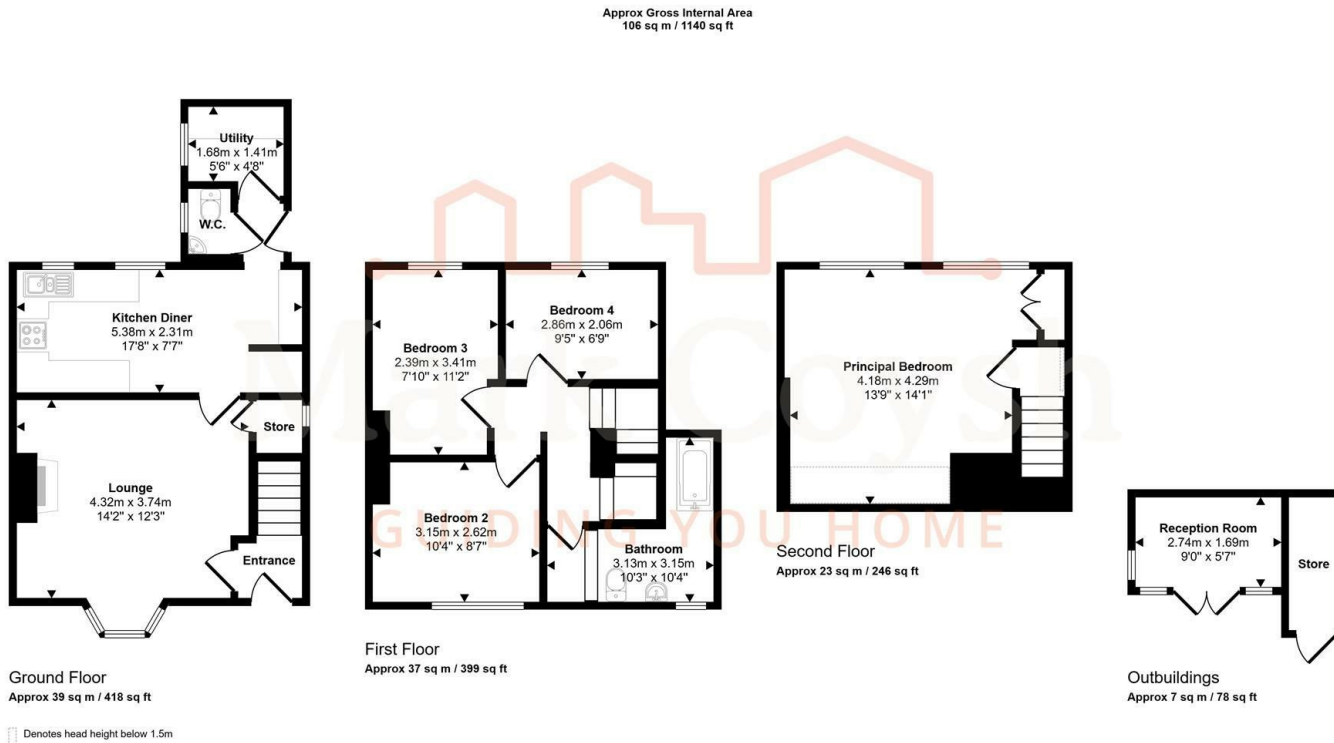
As previously stated, the loft space has been converted to provide a large principle bedroom and there is also potential to add increased value by installing an en suite to this space. You can also enjoy splendid, far reaching views from this elevated rear aspect.

The rear garden is a fantastic length, laid to lawn with central path, mature hedging, space and standing for both a green house and outbuilding and vital side access to the front of the dwelling.

Redhill and the nearby town of Reigate are renowned for a great selection of schooling, as well as great road connectivity, including Junction 8 of the M25, the M23 and several interconnecting A roads.







## Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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