



10 Years Close.

Redhill

Guide Price £500,000



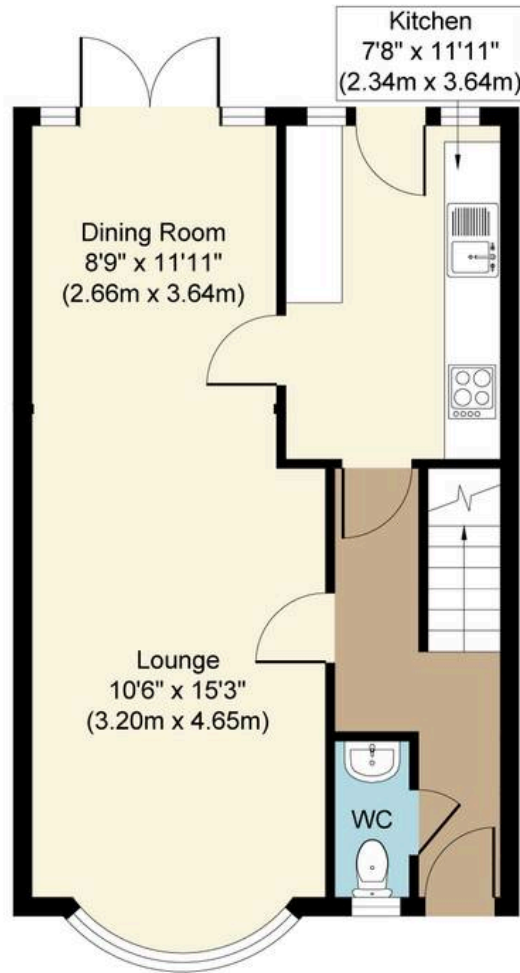
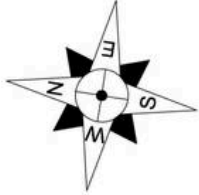
This attractive Neo Georgian three bedroom end of terrace home offers a wonderful opportunity to acquire a spacious and beautifully presented property in a highly sought-after cul-de-sac location close to Reigate School. The house is situated in a peaceful residential spot by the Common, providing a tranquil setting with easy access to scenic walks leading to Earlswood Lakes and popular local pubs, The Plough and The Oak in Meadvale, making it ideal for those who appreciate both nature and community amenities. The property is also conveniently positioned for commuters, with Earlswood station being the closest rail link and Reigate town centre within comfortable walking distance, offering a variety of shops, restaurants, and services. Internally, the home is thoughtfully arranged to maximise space and comfort, featuring a welcoming entrance hall with a useful cloakroom/wc, a bright and airy living area, and a modern kitchen designed for both practicality and style. Upstairs, there are three well-proportioned bedrooms, each providing ample space for furnishings and storage, along with a beautiful contemporary shower room/wc that has been finished to a high standard. The property benefits from its position as an end of terrace, offering greater privacy and the potential for future development, with lapsed planning permission in place for a two storey side extension (subject to renewal), which would allow the new owners to further enhance and personalise the space to suit their needs. Additional features include direct access from the rear of the house to an en-bloc garage, providing secure parking or valuable extra storage, as well as larger than average gardens that wrap around the front, side, and rear of the property (ideal for those seeking extra room for family life or entertaining).

Council Tax band: E

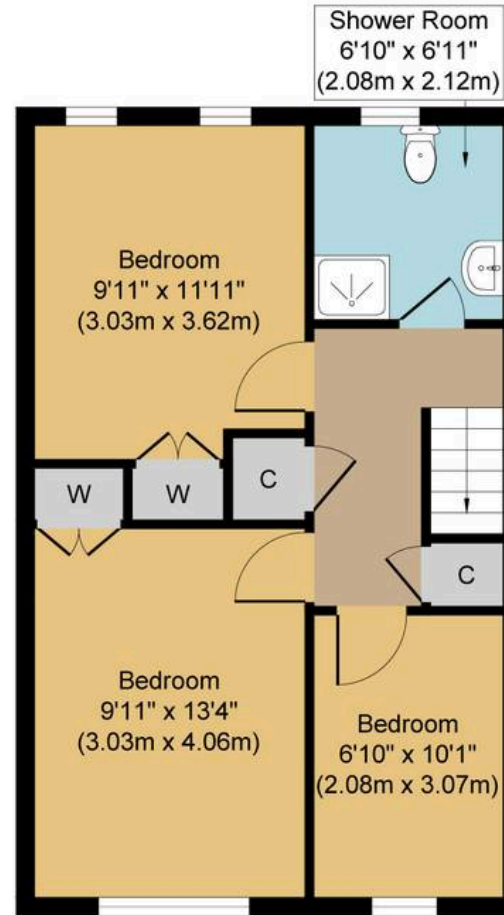
Tenure: Freehold







**Ground Floor**  
Approximate Floor Area  
473 sq. ft  
(43.94 sq. m)



**First Floor**  
Approximate Floor Area  
462 sq. ft  
(42.92 sq. m)

**Yeats Close, RH1**  
**Approx. Gross Internal Floor Area 935 sq. ft / 86.86 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

