



Guide Price £425,000 to £465,000

Staplehurst Road, Woodhatch, RH2

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mayhews



2-3 Bedroom Semi-Detached Home with Driveway and Large Garden

Situated in a convenient and well connected location, this versatile 2-3 bedroom semi-detached home offers flexible accommodation, off-road parking, and a particularly generous rear garden.

Upon arrival, double opening gates provide access to a private driveway with parking for 2-3 vehicles. Internally, the entrance hall offers a practical space for coats and shoes and provides access to the lounge, kitchen, and stairs to the first floor. To the rear of the property, there is a ground floor bedroom with adjoining en-suite shower room, ideal for guests, multi-generational living, or use as an additional reception room.

The first floor boasts two further double bedrooms along with a family bathroom.

Externally, the rear garden is a real feature of the property, offering an excellent amount of outdoor space along with a useful brick-built shed.

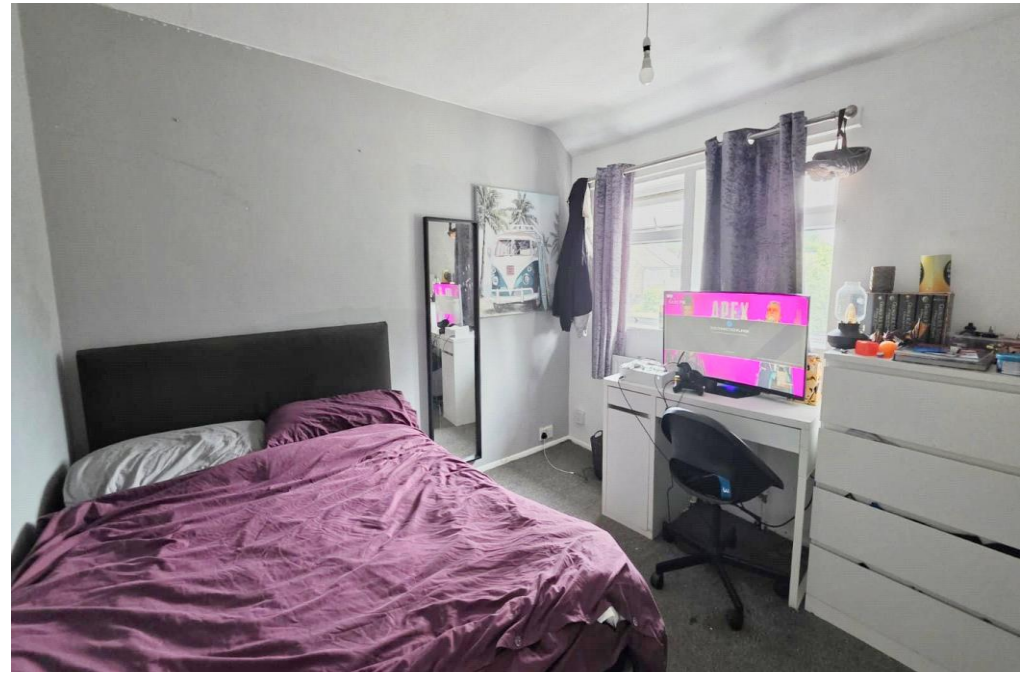
Staplehurst Road is conveniently positioned for a number of local schools and is close to the popular Redhill Common and Earlswood Lakes, both offering excellent walking and recreational opportunities. Local amenities can be found nearby in Prices Lane, including a Co-op and bakery, while more extensive shopping, restaurants, and cafés are available in Reigate town centre, approximately two miles away.

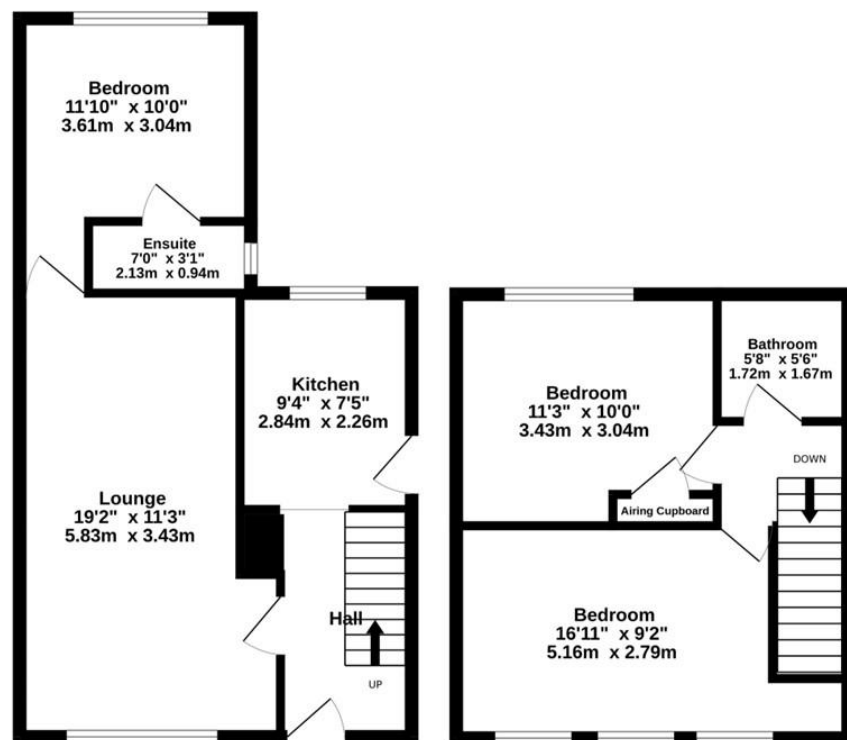
The area is well served by road and public transport links, with several local bus routes nearby, Gatwick Airport approximately five miles to the south, and rail services available from nearby Earlswood station providing connections to London and Gatwick.

The property is of steel frame construction so considered non standard construction. This therefore means your mortgage broker will need to ensure he approaches a lender who is accepting of this.

Key features

- Versatile 2-3 bedroom semi-detached home
- Driveway parking for 2-3 vehicles behind double gates
- Ground floor bedroom with en-suite shower room
- Two further double bedrooms upstairs
- Spacious lounge and fitted kitchen
- Large rear garden with brick-built shed
- Convenient location for local schools and amenities
- Close to Redhill Common & Earlswood Lakes





IMPORTANT:

Mayhew Estates give notice that: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All parties must themselves verify their accuracy.

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