



LILLEY MEAD, REDHILL, SURREY RH1

HOUND & PORTER
FIND A HOUSE . MAKE IT HOME

LILLEY MEAD, REDHILL, SURREY RH1



Four bedrooms

Impressive principle suite occupying the top floor

Stunning lounge / diner with access to the garden

Modern fitted kitchen / breakfast room

Downstairs W. C

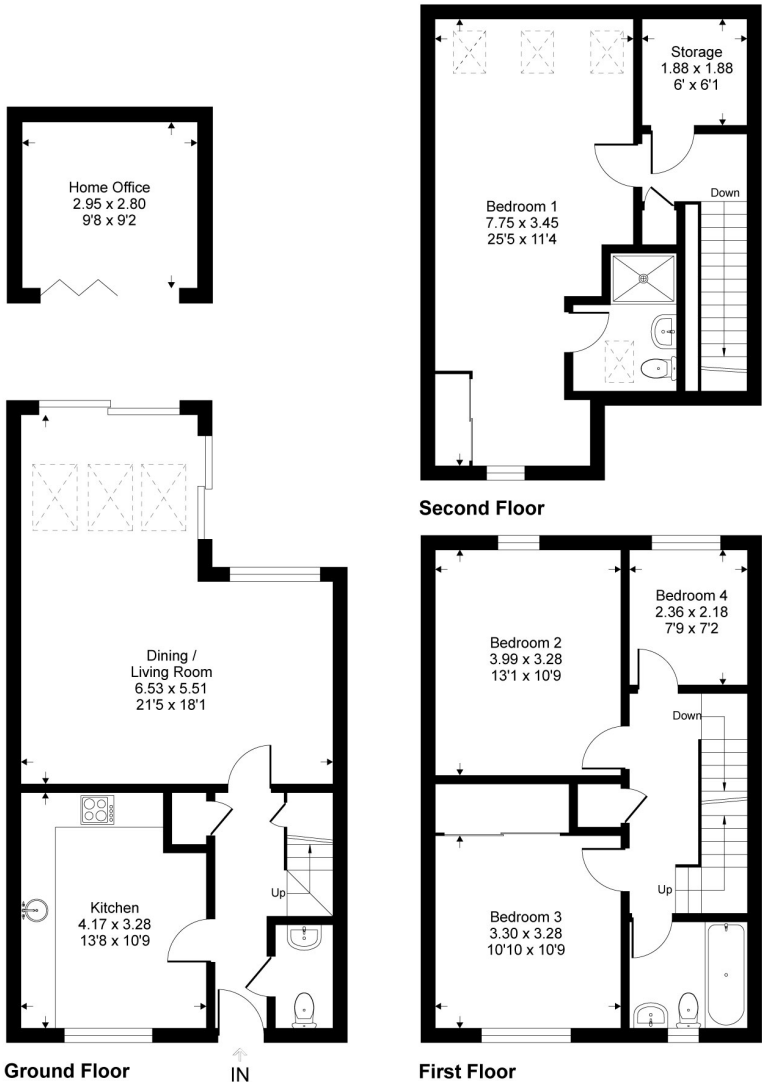
Garden room / studio

Allocated parking

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Lilley Mead, RH1

Approximate Gross Internal Area = 140 sq m / 1507 sq ft
Approximate Outbuilding Internal Area = 8.2 sq m / 89 sq ft
Approximate Total Internal Area = 148.2 sq m / 1596 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Hound & Porter are excited to be able to offer this stunning four bedroom home to the market. Available for the first time in 17 years, having been owned by the current owners since new in 2008.

Lilley Mead, nestled away in the heart of this breathtaking development really does have a lot to offer. The well designed modern kitchen / breakfast room, complete with integrated appliances, is the perfect space to exercise those culinary skills. The large lounge / diner, with skylights and sliding doors allows a seamless flow, allowing you to bring the outside in.

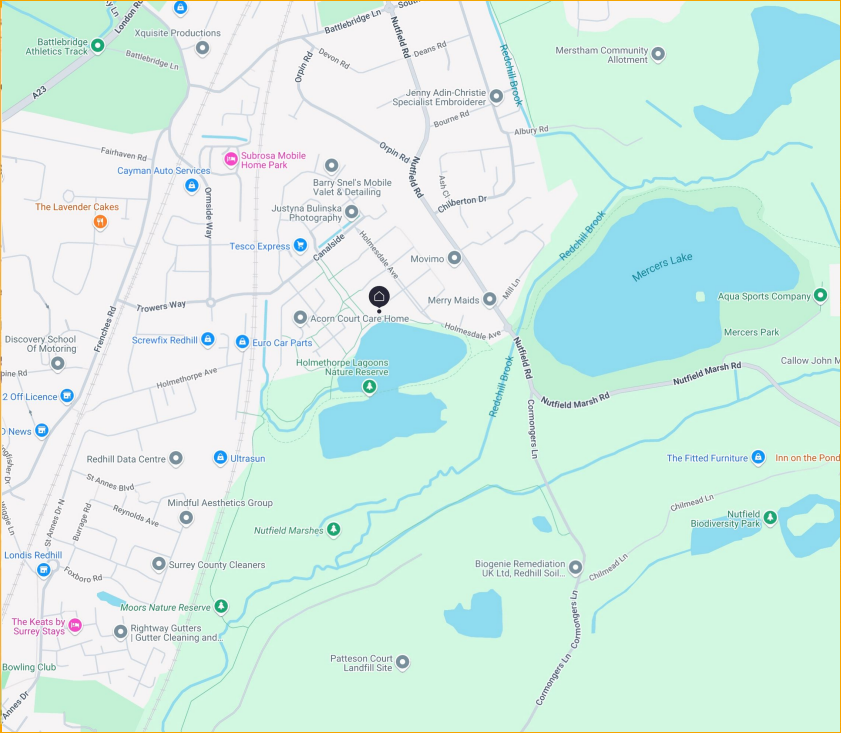
On the first floor, you'll find three bedrooms (two of which are generous doubles) and a family bathroom.

Head on up to the top floor where you will be blown away by the principle suite. The dual aspect bedroom has a dressing area, fitted wardrobes and an en-suite shower room. It is no surprise our owners have a coffee making station up there..... it really does complete the luxury hotel vibe!

Outside is a pretty rear garden, complete with a super versatile garden office / studio. Whether you work from home, are looking for a home gym, hobby room or perhaps even a bar, you will really appreciate this additional space.

Complete with allocated parking, we would highly recommend coming to have a peek around to fully appreciate all that is on offer.

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LOCATION

This lovely home is set within easy access of both Reigate and Redhill as well as having the village of Merstham on its doorstep. A GP surgery, Tesco Express and a vets are all situated on the Watercolour development. If you love boating, Mercers lake is less than half a mile away. The lagoon offers picturesque views and walks and just at the top of the hill is Nutfield Day Nursery.

REIGATE AND BANSTEAD BOROUGH COUNCIL
COUNCIL TAX BAND F - £3,537.14 PER ANNUM

SERVICE CHARGE - CIRCA £500-600 PER ANNUM



DID YOU LIKE WHAT YOU’VE JUST SEEN?

Get in touch. We are more than happy to arrange a viewing, assist you with the complicated paperwork and find you the best local businesses to help during and after your move. We look forward to hearing from you.

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