



◆ CLARENDONS

**R**EEDS MEADOW

REDHILL - SURREY

# REEDS MEADOW

REDHILL  SURREY

- Two Double Bedroom Terraced House
  - En Suite Shower Room & Built In Wardrobes to Master
- Living Room with Patio Doors to Garden
  - Modern Kitchen with Integrated Appliances & Space for Table
  - Downstairs Cloakroom
- Family Bathroom with Shower over the Bath
  - Private Rear Garden
  - Off Street Parking
- Located in the Ever Popular Watercolour Development
- Draft Details Awaiting Vendor Approval



CLARENDONS

[www.clarendonsproperty.co.uk](http://www.clarendonsproperty.co.uk)

1 Effingham Road, Reigate, Surrey, RH2 7JN

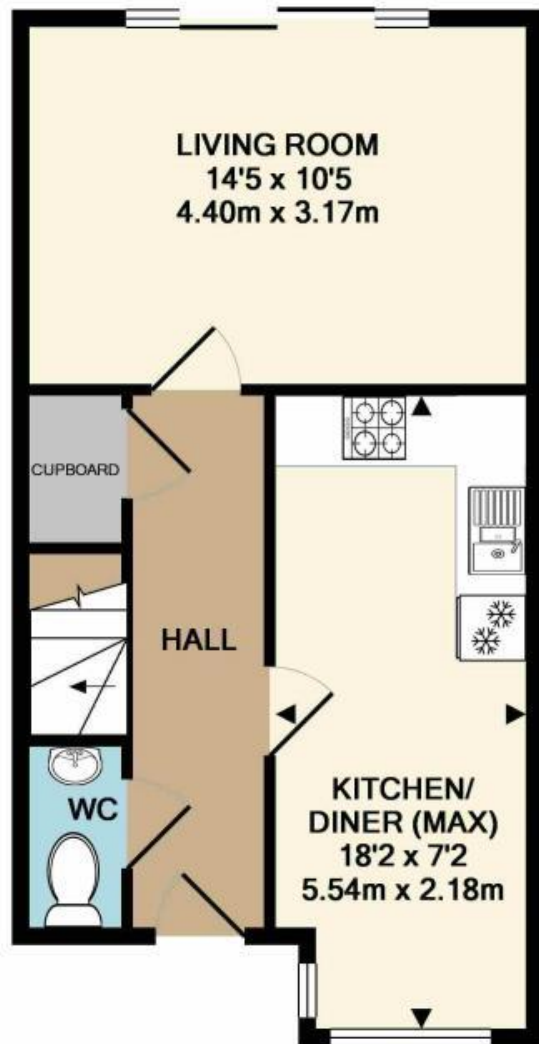
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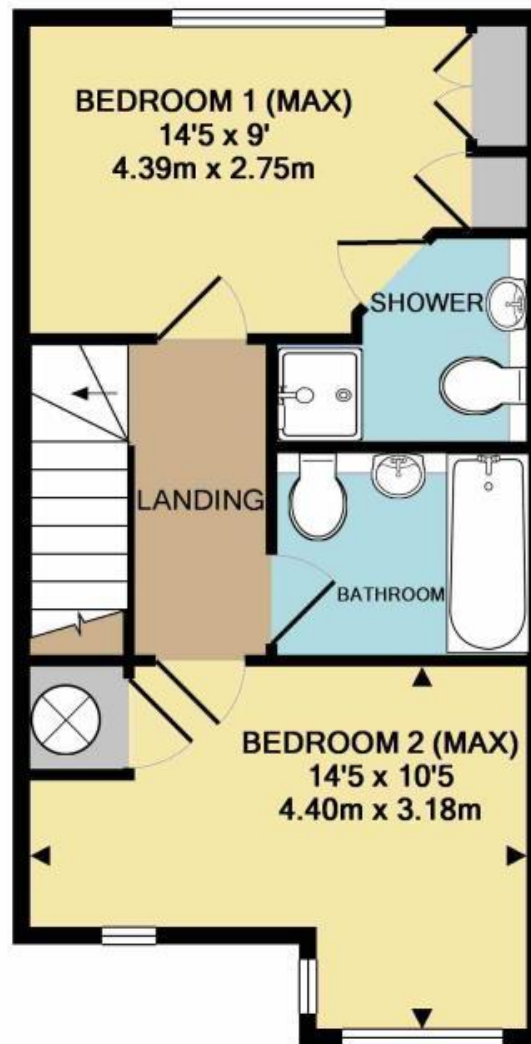


**ASKING PRICE: £350,000**

Located in the ever popular Watercolour development is this modern and well presented two double bedroom terraced house. This property consists on the ground floor of a lounge with French doors leading to a private rear garden, modern fitted kitchen with dining area, cloakroom and under stairs storage cupboard. On the first floor there is the master bedroom with modern fitted en suite shower room and built in wardrobe, second double bedroom and family bathroom with shower over the bath. The private rear garden is mainly laid to lawn but also has a small patio area and includes a garden shed. There is also the added benefit of allocated parking for one car to the front of the property.



GROUND FLOOR  
APPROX. FLOOR  
AREA 389 SQ.FT.  
(36.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 390 SQ.FT.  
(36.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 779 SQ.FT. (72.4 SQ.M.)  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>	
(81-91) <b>B</b>		(91-95) <b>B</b>	
(69-80) <b>C</b>	85	(80-85) <b>C</b>	84
(55-68) <b>D</b>		(55-80) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(0-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales EU Directive 2002/91/EC		England, Scotland & Wales EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



**TENURE: Freehold**

**COUNCIL TAX:**

**Band D**

**These details are for guidance purposes only and should not be relied upon as factual and do not form any part of any contract and their accuracy cannot be guaranteed**

**Please note that no appliances or systems have been tested. Unless advised, no warranty as to condition or suitability is confirmed. Purchasers are advised to obtain verification from their surveyor/solicitor**



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