



51 VICTORIA ROAD, REDHILL, SURREY, RH1 6DY
GUIDE PRICE £400,000

***** PROPERTY VISIT AVAILABLE BY APPOINTMENT *****

****EXCELLENT REFURBISHMENT OPPORTUNITY****

THREE STOREY VICTORIAN TOWNHOUSE IN THE HEART OF EARLSWOOD VILLAGE CLOSE TO SHOPS, SCHOOLS AND TRANSPORT.

This terraced Victorian townhouse offers versatile accommodation over three floors and can comfortably be used anything from 2/4 bedrooms depending on the occupants needs.

There are steps up to the front door which leads into the lounge which has a box bay window to the front, a cast iron fireplace and two doors with stairs leading to both the lower ground and first floors as well as access to the third bedroom/study which also has a cast iron fireplace and a double glazed window overlooking the garden. On the first floor there are two double bedrooms both with cast iron fireplaces and on the lower ground you have a dining room with two storage areas, an inner hallway with a large bathroom and a kitchen. Off the kitchen you have direct access to the rear garden which is around 30ft and has fenced boundaries as well as a rear access gate.

Nearby there is a superb local shop called Holborns which is a veritable Aladdin's cave, you also have highly regarded schools, a bus network and main line train links to London, Gatwick and the south coast. In addition Earlswood has some lovely green spaces perfect for dog walks and leisurely strolls.

- | | |
|-------------------------|---------------------------|
| ■ TOWN HOUSE | ■ VICTORIAN ERA |
| ■ THREE BEDROOMS | ■ LOUNGE |
| ■ DINING ROOM | ■ KITCHEN |
| ■ LARGE BATHROOM | ■ GARDEN |
| ■ NO CHAIN | ■ POPULAR LOCATION |





ROOM DIMENSIONS:

EXTERNAL STEPS UP TO:

RECESSED PORCH

LOUNGE

11'11" max x 11'11" excluding bay (3.63m max x 3.63m excluding bay)

BEDROOM THREE/STUDY

11'11" max x 11'11" (3.63m max x 3.63m)

GROUND FLOOR

DINING ROOM

11'11" max x 11'11" excluding bay (3.63m max x 3.63m excluding bay)

INNER HALL

KITCHEN

11'11" x 8'3" (3.63m x 2.51m)

BATHROOM

8' x 12' (2.44m x 3.66m)

SECOND FLOOR

BEDROOM ONE

11'11" max x 12' (3.63m max x 3.66m)

BEDROOM TWO

11'11" max x 11'11" (3.63m max x 3.63m)

OUTSIDE

ON ROAD PARKING

REAR GARDEN

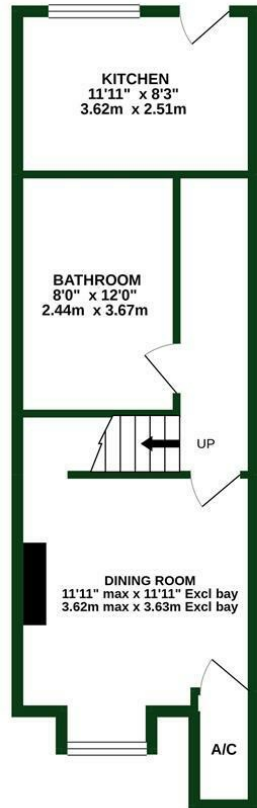
GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

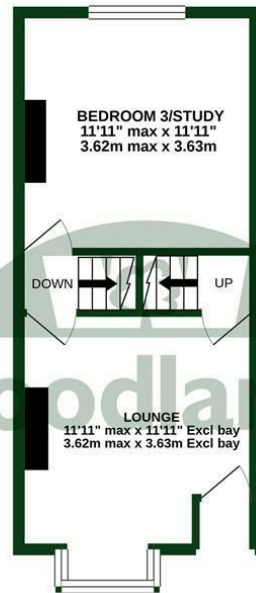
COUNCIL TAX: BAND D.



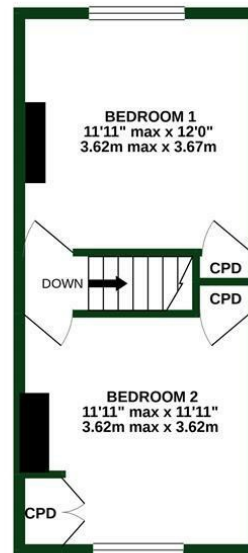
GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.8 sq.m.) approx.



2ND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 1068 sq.ft. (99.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021


woodlands

 OnTheMarket.com

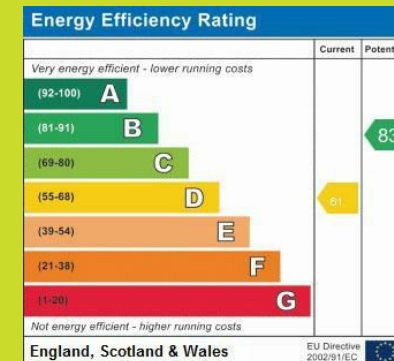
 rightmove

Zoopla

 The Property Ombudsman

 **tsi**
APPROVED CODE
TRADINGSTANDARDS.GOV.UK

 **naea**
propertymark
PROTECTED



To view this property please call 01737 771777

www.woodlands-estates.co.uk

These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.