





**88 CARLTON ROAD, REDHILL, SURREY, RH1 2DD**  
**£675,000**

**\*\*\*PROPERTY VISIT AVAILABLE\*\*\***

**SUPERB EXTENDED FAMILY HOME IN A SOUGHT AFTER LOCATION OFFERING BRIGHT OPEN PLAN LIVING, DRIVEWAY AND A 55FT GARDEN.**

Carlton Road is one of Redhill's most popular roads due to its easy access to both Redhill and Reigate town centres as well as being within a short walk of St Bedes and Royal Alexander and Albert schools.

The house itself, which has been the subject of many improvements by the current owners, comprises an entrance hall with built in storage solutions, a lovely open plan lounge/dining/kitchen space with window both front and back in addition to Bi-folding doors to the garden. Off the kitchen there is a side lobby that has a W/C and access the utility room, playroom/bedroom 5 and a door to the side access way. On the first floor you have a landing with loft access, a principal bedroom with a full four piece ensuite bathroom, two further double bedrooms, a study/single bedroom and a shower room.

Outside you have a block driveway to the front which offers parking for three to four cars and has mature hedged boundaries. A gated side access leads through to the rear garden which measures 55ft x 35ft and has both patio and lawn areas.

Nearby there are a number of highly regarded schools and Redhill town centre can be found only a mile away where you have a range of shops and amenities which include transport links both locally and into London, Gatwick, Guildford and Reading.

**DIRECTIONS :** From Redhill follow the A23 London Road to the north for a third of a mile then turn left onto Carlton Road, the house can be found on the right hand side after half a mile.

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|-----------------------------|--------------------------------|
| ■ <b>GREAT FAMILY HOME</b>  | ■ <b>SOUGHT AFTER LOCATION</b> |
| ■ <b>BRIGHT OPEN SPACE</b>  | ■ <b>55FT GARDEN</b>           |
| ■ <b>FOUR/FIVE BEDROOMS</b> | ■ <b>ENSUITE BATHROOM</b>      |
| ■ <b>SHOWER ROOM</b>        | ■ <b>DRIVEWAY</b>              |
| ■ <b>SCHOOLS NEARBY</b>     | ■ <b>1 MILE TO STATION</b>     |







#### ROOM DIMENSIONS:

##### ENTRANCE HALL

9'6 x 5'9 (2.90m x 1.75m)

##### CLOAKROOM

4'10 x 3'5 (1.47m x 1.04m)

##### LOUNGE/DINING ROOM/KITCHEN

24'3 x 23'2 (7.39m x 7.06m)

##### PLAYROOM/BEDROOM FIVE

13'8 x 10'2 (4.17m x 3.10m)

##### UTILITY ROOM

6'4 x 5'1 (1.93m x 1.55m)

##### BEDROOM ONE

17'8 x 10'2 (5.38m x 3.10m)

##### BEDROOM TWO

12'4 x 10'2 (3.76m x 3.10m)

##### BEDROOM THREE

11'9 x 10'3 (3.58m x 3.12m)

##### BEDROOM FOUR

9'3 x 6'11 (2.82m x 2.11m)

##### SHOWER ROOM

8'3 x 6'10 (2.51m x 2.08m)

##### ENSUITE BATHROOM

10'2 x 6'6 (3.10m x 1.98m)

##### GAS CENTRAL HEATING

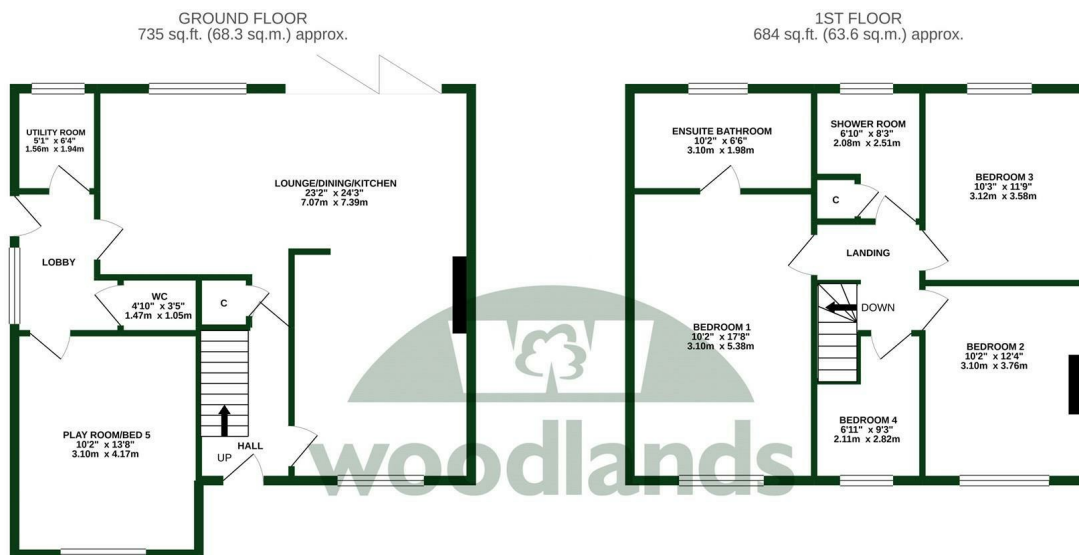
##### DOUBLE GLAZED WINDOWS

##### 55FT REAR GARDEN

##### PARKING FOR 3/4 CARS

##### COUNCIL TAX BAND: F

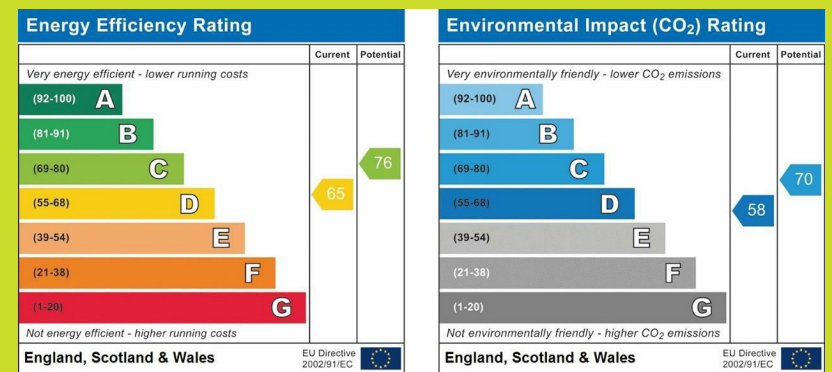




TOTAL FLOOR AREA: 1420 sq.ft. (131.9 sq.m.) approx.

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.

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