



woodlands
01273 777777
for sale



69 EARLSWOOD ROAD, REDHILL, SURREY, RH1 6HJ

£450,000

FREEHOLD

Three bedroom, end terrace Victorian home, in a superbly convenient location, with off road parking.

Situated just across from Earlswood station and local shops, this end of terrace Victorian house benefits from having no onward chain and has excellent living space.

To the front there is an entrance porch which leads through to a cosy living room. Beyond there is an inner lobby with stairs to the first floor, then to the rear you have a superb, open plan kitchen/reception space, with excellent storage and work space, direct access to the garden, a skylight and a door to the downstairs WC. Upstairs there are three bedrooms, and a family bathroom, with loft access from the landing.

At the front there is off road parking for one car, and a side access which leads to the 40ft west facing garden.

This popular little hub has a post office, general store, a great local pub and takeaway. In addition, Earlswood train station is just across the road meaning superbly easy access to central London and Gatwick. Earlswood also has excellent schools and some beautiful green spaces, including Earlswood lakes and Redhill Common.

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|-----------------------|------------------------|
| ■ VICTORIAN HOUSE | ■ NO CHAIN |
| ■ SEPARATE LOUNGE | ■ KITCHEN/FAMILY SPACE |
| ■ THREE BEDROOMS | ■ UPSTAIRS BATHROOM |
| ■ OFF ROAD PARKING | ■ CONVENIENT LOCATION |
| ■ COUNCIL TAX BAND: D | ■ EPC RATING: D |





ROOM DIMENSIONS:

ENTRANCE PORCH

3'11 x 3'5 (1.19m x 1.04m)

INNER HALL

2'8 x 2'8 (0.81m x 0.81m)

CLOAKROOM

3'3 x 3'3 (0.99m x 0.99m)

LOUNGE

12'1 x 11'0 (3.68m x 3.35m)

KITCHEN/DINER

23'2 x 11'6 (7.06m x 3.51m)

FIRST FLOOR

LANDING

BEDROOM ONE

12'2 x 10'11 (3.71m x 3.33m)

BEDROOM TWO

11'2 x 7'7 (3.40m x 2.31m)

BEDROOM THREE

8'10 x 6'0 (2.69m x 1.83m)

BATHROOM

8'10 x 7'78 (2.69m x 2.13m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

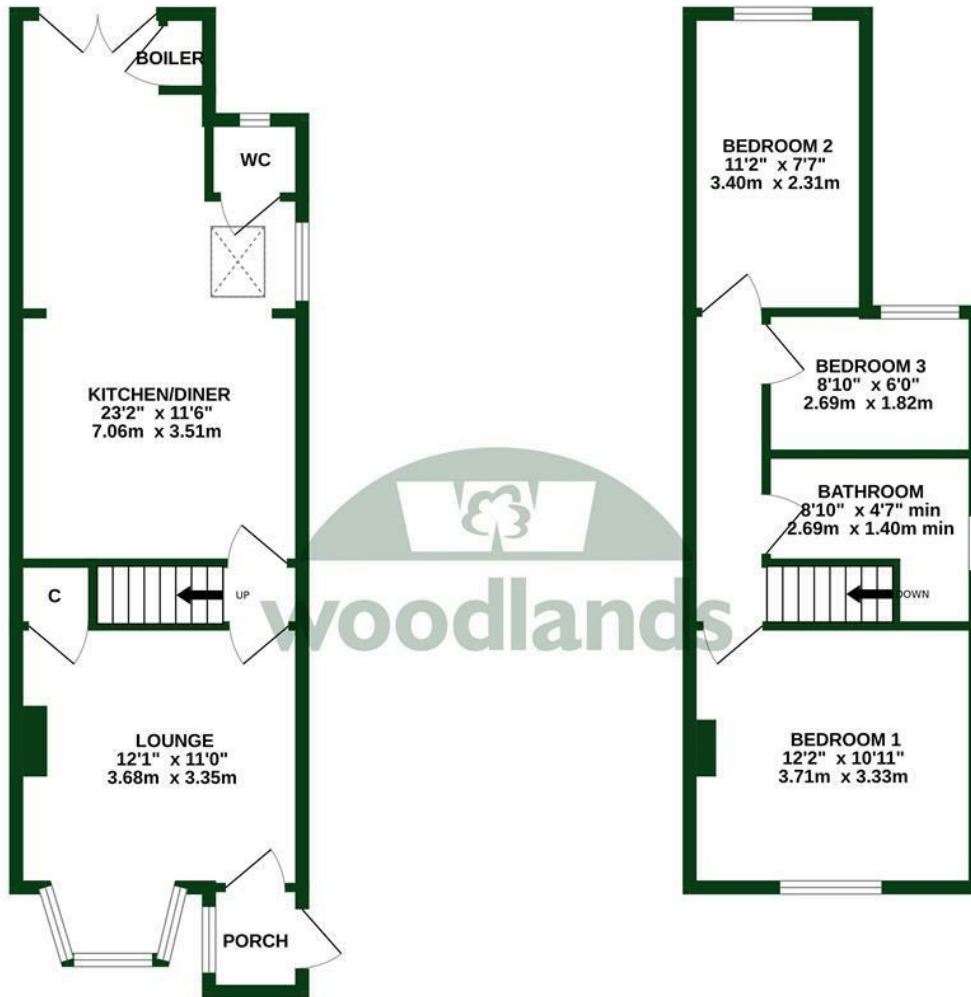
40FT WEST FACING GARDEN

OFF ROAD PARKING FOR ONE CAR



GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.

1ST FLOOR
384 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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