



**52 VICTORIA ROAD, REDHILL, SURREY, RH1 6DX**

**£400,000  
FREEHOLD**

**\*\*\* TWO BEDROOM, END OF TERRACE VICTORIAN HOME IN THE HEART OF EARLSWOOD \*\*\***

**\*\*\* NO CHAIN \*\*\***

Located only a short walk from local shops, schools and transport, this end terrace house is perfectly positioned within the lovely Earlswood area.

Through the front door you have a living room with a bay window to the front. There is a separate dining room, with storage built in under the stairs. To the rear is a fitted kitchen, with window and door to the side, and a couple of steps down into a utility room that has garden access. Upstairs there are two double bedrooms, a landing with loft access, and a large family bathroom.

Being end of terrace there is a very handy side access, which leads to a pleasant, west facing garden that is mostly laid to lawn with a patio area and a shed with power.

Nearby you have a well stocked local shop, a highly regarded school and mainline train station with services to London and Gatwick.

Redhill town centre can be found half a mile to the north, and benefits from a wide range of shops, a regular local market, multi screen cinema and additional transport services.

- END TERRACE HOME
- TWO BEDROOMS
- WEST FACING GARDEN
- POPULAR LOCATION
- COUNCIL TAX BAND: C
- NO CHAIN
- FIRST FLOOR BATHROOM
- CLOSE TO SHOPS
- SCHOOLS NEARBY
- EPC RATING: D





**ROOM DIMENSIONS:**

**FRONT DOOR**

**LOUNGE**

12'2(max) 10'9(min) x 11'0 (3.71m(max)  
3.28m(min) x 3.35m)

**DINING ROOM**

11'0 x 10'10 (3.35m x 3.30m)

**KITCHEN**

9'4 x 7'0 (2.84m x 2.13m)

**UTILITY ROOM**

6'7 x 5'0 (2.01m x 1.52m)

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**

11'0 x 10'10 (3.35m x 3.30m)

**BEDROOM TWO**

10'10 x 8'1 (3.30m x 2.46m)

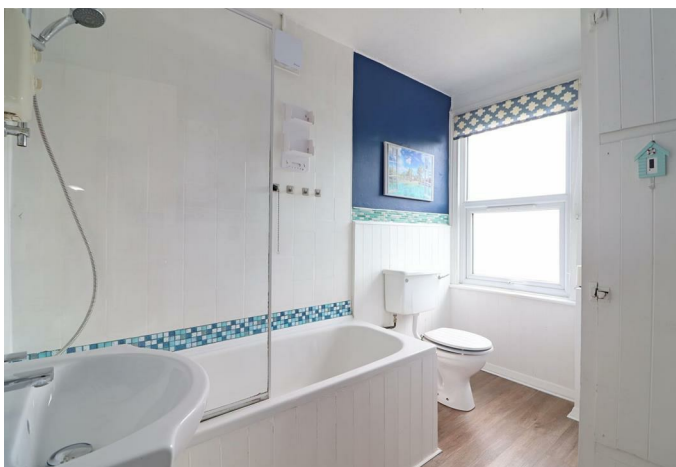
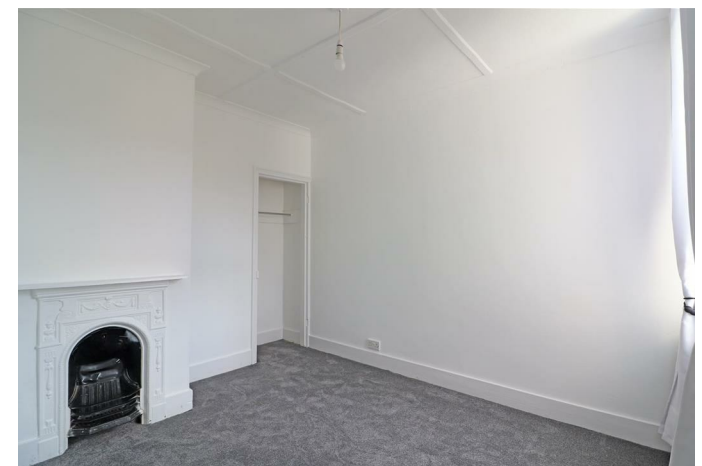
**BATHROOM ROOM**

9'4(max) x 7'0 (2.84m(max) x 2.13m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

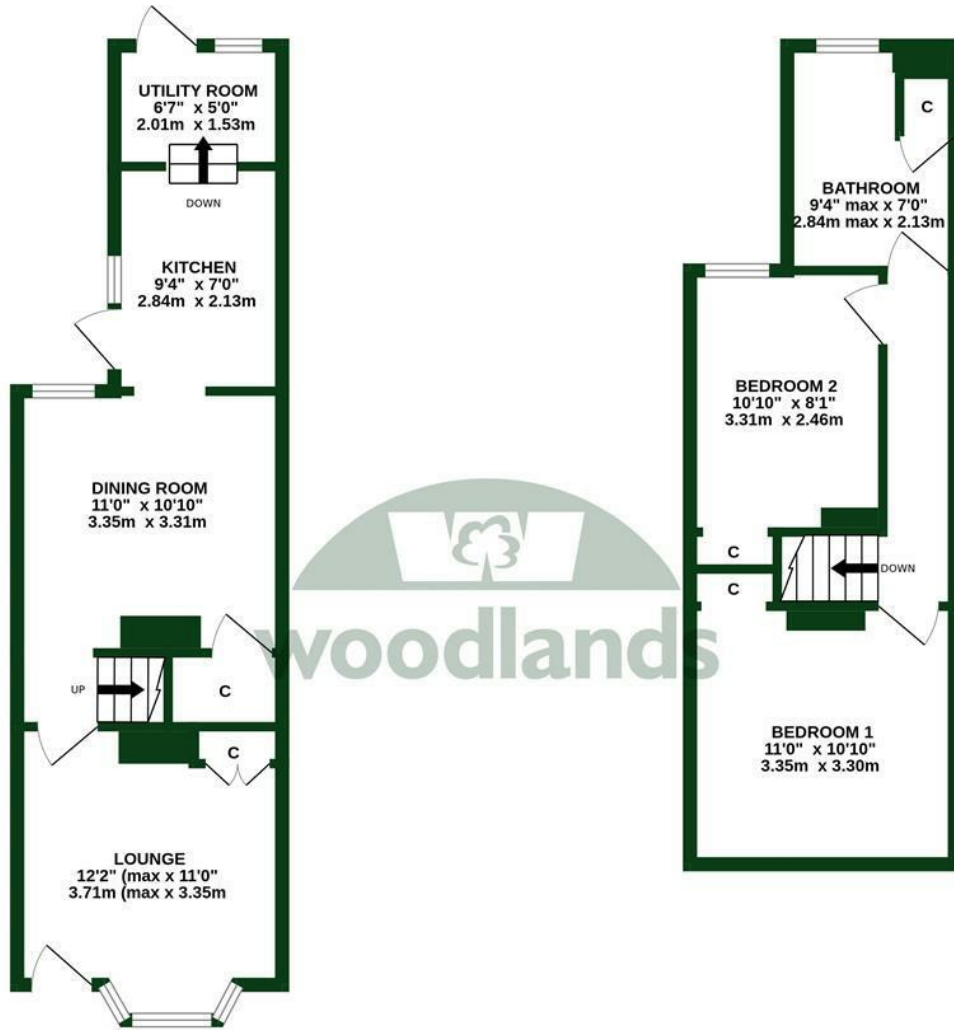
**50FT REAR GARDEN**



GROUND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.

Total Floor Area 699 sq ft (64.9 sq m) approx

1ST FLOOR  
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (64.9 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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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