



woodlands

120 BRAMBLETYE PARK ROAD, REDHILL, SURREY, RH1 6EJ
OFFERS OVER £400,000
FREEHOLD

*** THREE BEDROOM TERRACED HOUSE WITH GREAT VIEWS IN A CONVENIENT LOCATION CLOSE TO SHOPS, SCHOOLS AND TRANSPORT ***

This three bedroom home is situated in a great location within easy reach of Earlswood School and the wonderful Holborns village store.

The property has an entrance hall with storage under the stairs, there is a living room with a large double glazed window to the front and a fireplace, to the rear there is a separate dining room which is open to a stylish kitchen that has direct access to the garden. On the first floor there is a landing with loft access, three bedrooms and a modern shower room, with the main bedroom affording excellent views across Earlswood and across to St Johns church.

Outside there is a front garden that is mainly laid to lawn, at the rear there is a 50ft garden that has a patio area then steps up to a lawn garden. There is a brick shed with power and light and a wooded back drop with allotments behind.

Earlswood has established itself over the years as a great community and has an almost village feel, there is a superb local shop and you also are within a short walk of Earlswood mainline train station. In addition, Redhill town centre is only a mile away and offers a wide range of shops and amenities including an exciting new multi screen cinema complex that is due to open in the autumn of 2023.

- GREAT VIEWS
- LOUNGE
- KITCHEN
- 50FT GARDEN
- COUNCIL TAX BAND: D

- THREE BEDROOMS
- DINING ROOM
- SHOWER ROOM
- CONVENIENT LOCATION
- EPC RATING: C



**ROOM DIMENSIONS:****ENTRANCE HALL**

12'10 x 6'0 (3.91m x 1.83m)

LOUNGE

13'0 x 12'11 (3.96m x 3.94m)

DINING ROOM

9'1 x 9'0 (2.77m x 2.74m)

KITCHEN

9'10 x 9'0 (3.00m x 2.74m)

BEDROOM ONE

12'10 x 9'0 (3.91m x 2.74m)

BEDROOM TWO

11'2 x 9'1 (3.40m x 2.77m)

BEDROOM THREE

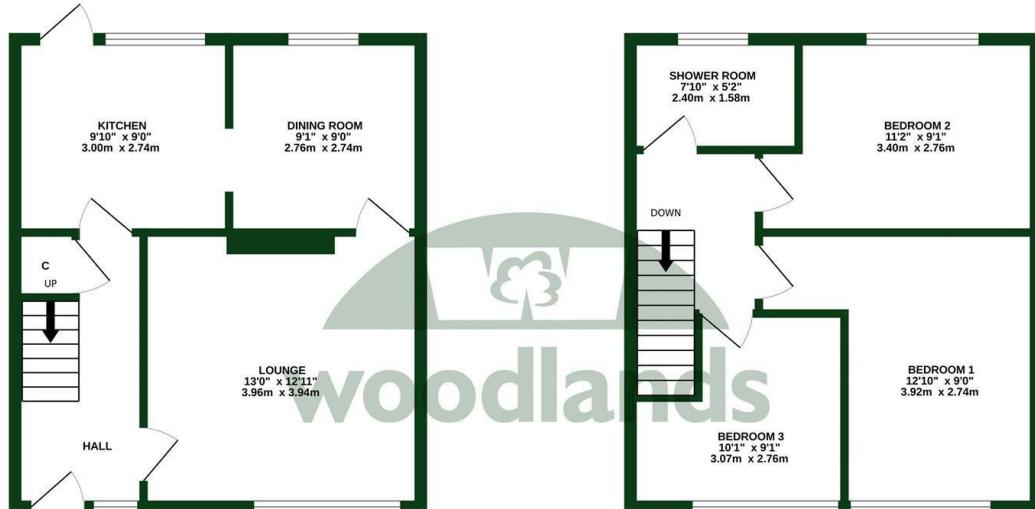
10'1 x 9'1 (3.07m x 2.77m)

SHOWER ROOM

7'10 x 5'2 (2.39m x 1.57m)

GAS CENTRAL HEATING**DOUBLE GLAZED WINDOWS****50FT REAR GARDEN**

GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.

TOTAL FLOOR AREA: 831 sq.ft. (77.2 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	88
(81-91)	B	72
(69-80)	C	
(55-68)	D	
(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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