



2D EARLSWOOD ROAD, REDHILL, SURREY, RH1 6HE

**£525,000
FREEHOLD**

***** SPACIOUS, THREE BEDROOM FAMILY HOME, WITH A SUPERB GARDEN, CLOSE TO SHOPS, SCHOOLS AND EARLSWOOD TRAIN STATION *****

Located just across the road from Redhill Common, and benefitting from a garage and off road parking, this well presented, semi detached house would work perfectly for a growing family and those needing ample space to work from home.

To the front there is a storm porch, through the composite front door there is an entrance hall with a downstairs WC. Your main living space is a bright, open plan lounge and dining room, with a double glazed window to the front, beautiful block wood flooring and double glazed French doors to the rear garden. In addition, there is a spacious kitchen, which is triple aspect and has excellent storage and counter space. On the first floor there is a landing with a window to the side and loft access. The main bedroom to the rear is a great size, with ample wardrobe storage and lovely views across to Redstone Hill. You have two further bedrooms and a modern bathroom, which has a double glazed window to the rear. Outside there is an open plan lawn garden to the front, and a side accessway. At the rear you have a good size garden, with a sheltered and raised decked area, plenty of lawn, and a gate in the rear corner of the garden which leads to a garage forecourt. The property benefits from a single garage, with an electric up and over door and space to park in front.

Nearby there are local shops, a post office, popular local pub and several of food outlets. In addition you have mainline rail links to central London and Gatwick from Earlswood station, which is only a short walk from the house. There are also a number of highly regarded schools within walking distance and some stunning green spaces, including Earlswood Lakes and Redhill Common.

- GOOD SIZE BEDROOMS
- LARGE KITCHEN
- DOWNSTAIRS WC
- 70FT GARDEN
- COUNCIL TAX BAND: D
- LOUNGE AND DINING ROOM
- FAMILY BATHROOM
- GARAGE AND PARKING
- STATION NEARBY
- EPC RATING: D





ROOM DIMENSIONS:

ENTRANCE HALL

16'0 x 6'0 (4.88m x 1.83m)

CLOAKROOM

5'5 x 2'7 (1.65m x 0.79m)

LOUNGE

14'5 x 11'7 (4.39m x 3.53m)

DINING ROOM

13'4 x 9'8 (4.06m x 2.95m)

KITCHEN

14'10 x 9'5 (4.52m x 2.87m)

FIRST FLOOR

LANDING

BEDROOM ONE

12'7 x 11'7 (3.84m x 3.53m)

BEDROOM TWO

12'10 x 9'2 (3.91m x 2.79m)

BEDROOM THREE

10'0 x 8'5 (3.05m x 2.57m)

BATHROOM

7'7 x 6'4 (2.31m x 1.93m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

70FT REAR GARDEN

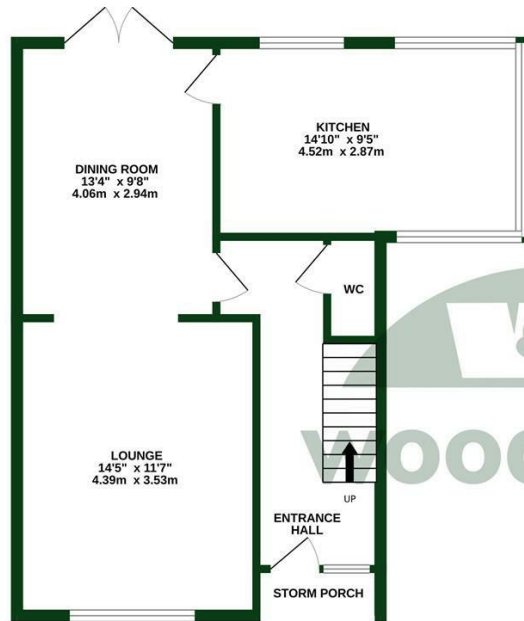
GARAGE

16'9 x 8'3 (5.11m x 2.51m)

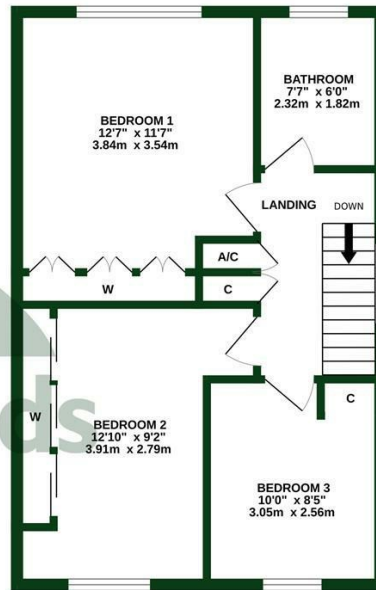
PARKING SPACE IN FRONT OF GARAGE



GROUND FLOOR
552 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1039 sq.ft. (96.5 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		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(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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