

4 IFOLD ROAD, REDHILL, SURREY, RH1 6EG

**£500,000
FREEHOLD**

Wonderful home with an exquisite interior, offering the perfect blend of character and style.

This attractive, semi detached home is located in the ever popular Earlswood area, which is known for its great schools, superb local shop and mainline train station, making this an ideal location for any buyer.

The property has an entrance hall with a window to the side and stairs to the first floor. There is a cosy lounge to the front with a bay window, brick fireplace and handy built in storage. Then at the rear is a superb open plan space, with a dream kitchen boasting a large central island, extensive integrated appliances, and bi-folding doors to the garden. Upstairs you have two double bedrooms, and a sumptuous family bathroom, with a roll top bath and separate shower.

Outside there is a front garden, which could be adapted to a driveway if required, and then at the rear there is a low maintenance courtyard garden, with an impressive outbuilding with power and light, and comprises a home office and storage.

Nearby you have Earlswood Junior School, which is highly popular and benefits from having an additional site for infants/nursery. Holborns is a much loved local store in the heart of Earlswood, and you are also only a short walk from mainline trains to both London and Gatwick.

You also have the benefit of the wide range of shops, restaurants and facilities on offer from Redhill town centre, which include a multi screen cinema and leisure complex, 24 gym, some superb restaurants, a shopping centre and a weekly local market in the main square.

- **STUNNING HOME**
- **SUPERB LIVING SPACE**
- **GARDEN WITH OUTBUILDING**
- **DESIRABLE LOCATION**
- **COUNCIL TAX BAND: D**
- **BEAUTIFULLY PRESENTED**
- **TWO DOUBLE BEDROOMS**
- **SCHOOLS NEARBY**
- **VIEWING ADVISED**
- **EPC RATING: D**





ROOM DIMENSIONS:

ENTRANCE HALL

12'10 x 2'9 (3.91m x 0.84m)

LOUNGE

13'1 x 10'2 (3.99m x 3.10m)

KITCHEN/DINING ROOM

23'6 x 13'6 (7.16m x 4.11m)

FIRST FLOOR

LANDING

BEDROOM ONE

13'0 x 11'4 (3.96m x 3.45m)

BEDROOM TWO

11'4 x 10'3 (3.45m x 3.12m)

BATHROOM

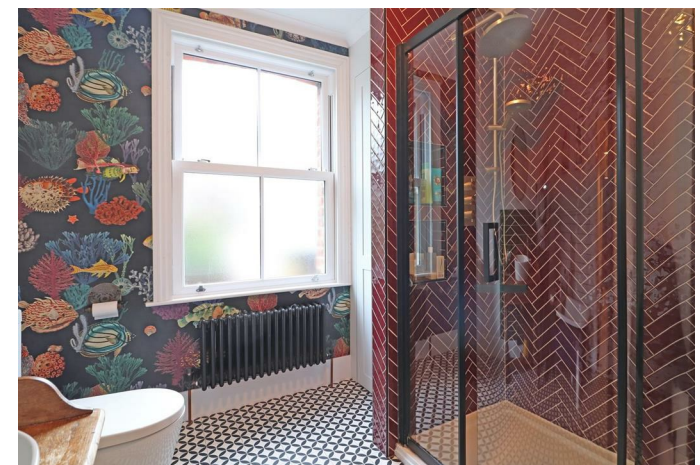
11'3 x 8'0 (3.43m x 2.44m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

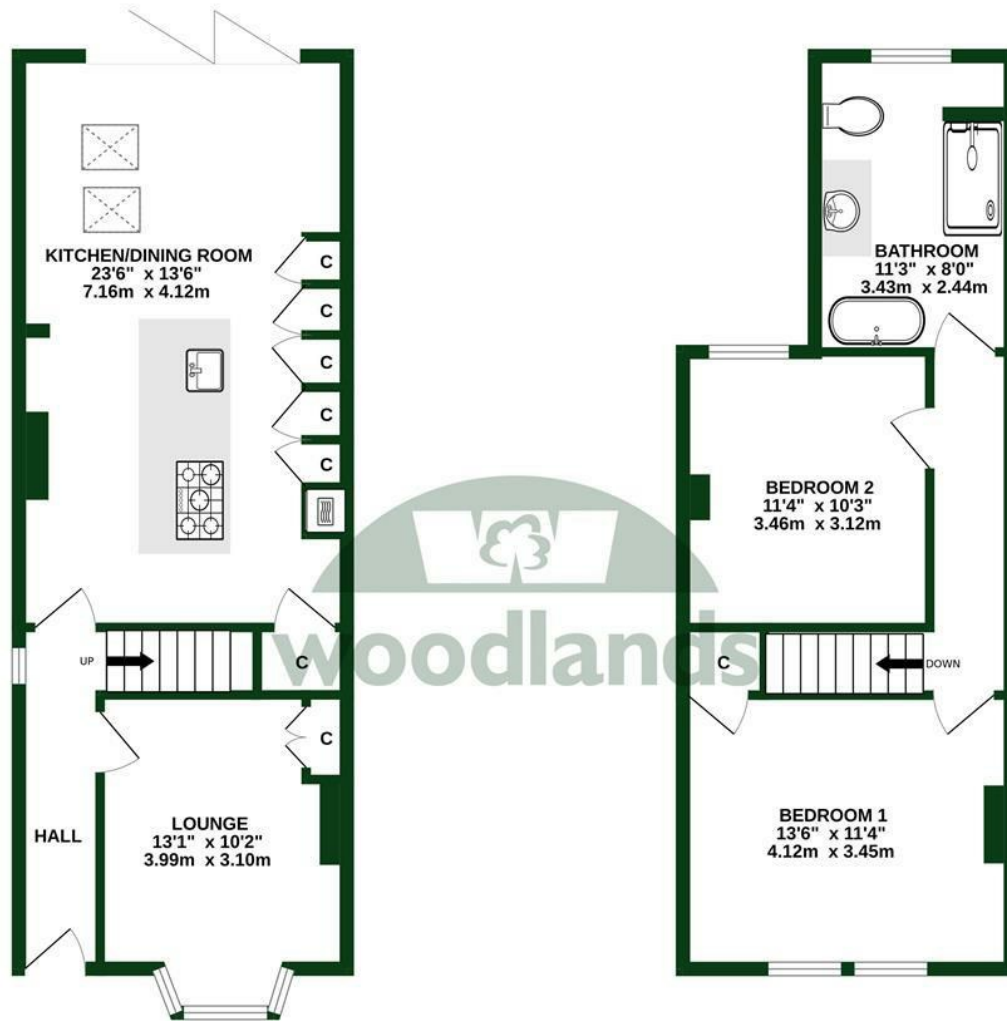
REAR GARDEN

HOME OFFICE AND SHED



GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.

1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 946 sq.ft (87.9 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		
(81-91) B		
(69-80) C		
(55-68) D	64	71
(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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