



70 EARLSWOOD ROAD, REDHILL, SURREY, RH1 6HW

**£460,000
FREEHOLD**

Beautiful character property with a stylish, high quality interior, off road parking with EV charger and a pleasant 40ft garden.

This late Victorian home is superbly located, just a short walk from Earlswood train station, a selection of local shops and some wonderful green spaces.

To the front of the house there is off road parking for one car, and a handy side access passage that leads to the rear garden. You have an entrance porch, which opens onto a cozy living room, complete with a bay to the front with a window seat built in. There is a separate dining room, with a window to the rear, a storage area under the stairs and a wood burner. Off the dining room is a separate kitchen, with a door to the garden. Upstairs there is a double bedroom to the front, another bedroom to the rear and a gorgeous bathroom, with high quality fittings.

The rear garden is a secluded spot, that is low maintenance and has the benefit of two brick stores and a side access.

All in all, we feel this property is the ultimate blend of character charm and modern convenience, benefitting from a new boiler, re-wiring, new guttering, double glazed sash windows with shutters and electric vehicle charging. So, a viewing is highly recommended.

Nearby there are some great local pubs, a good choice of food outlets and shops, some highly popular schools as well as direct trains to central London and Gatwick.

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|------------------------------|-----------------------|
| ■ CHARACTER PROPERTY | ■ GORGEOUS INTERIOR |
| ■ HIGH QUALITY FINISH | ■ OFF ROAD PARKING |
| ■ TWO DOUBLE BEDROOMS | ■ STYLISH KITCHEN |
| ■ CLOSE TO SHOPS AND STATION | ■ GREEN SPACES NEARBY |
| ■ COUNCIL TAX BAND: D | ■ EPC RATING: E |





ROOM DIMENSIONS:

ENTRANCE PORCH

3'11 x 3'1 (1.19m x 0.94m)

LOUNGE

11'2 x 10'8 + bay (3.40m x 3.25m + bay)

DINING ROOM

11'2 x 10'9 (3.40m x 3.28m)

KITCHEN

9'3 x 6'10 (2.82m x 2.08m)

FIRST FLOOR

LANDING

10'9 x 4'0 (3.28m x 1.22m)

BEDROOM ONE

11'2 x 10'7 (3.40m x 3.23m)

BEDROOM TWO

10'9 x 6'10 (3.28m x 2.08m)

BATHROOM

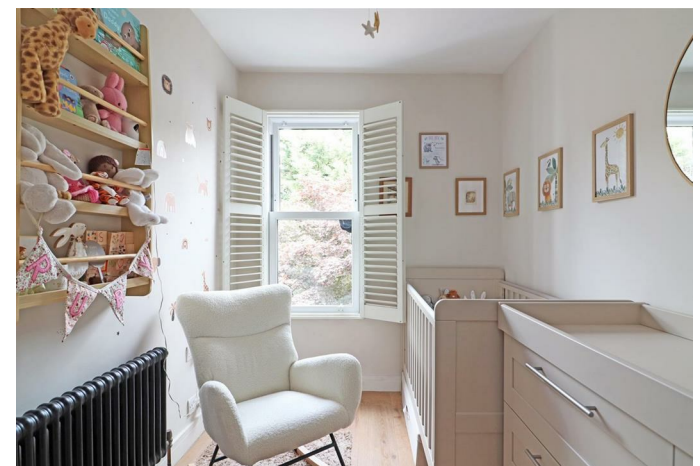
8'9 x 6'10 (2.67m x 2.08m)

GAS CENTRAL HEATING

DOUBLE GLAZED SASH WINDOWS

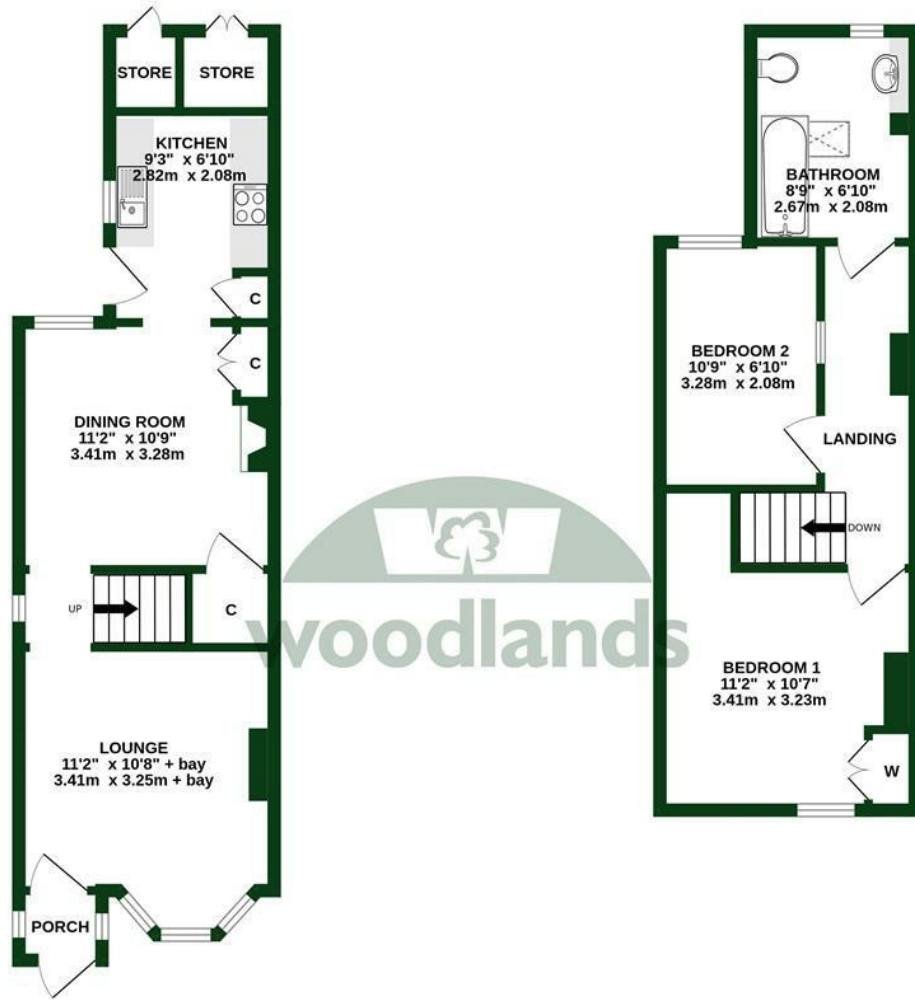
40FT REAR GARDEN

OFF ROAD PARKING



GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.

1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.2 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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

To view this property please call 01737 771777

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