



133 Carlton Road, Redhill, RH1 2DE

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This attractive family home is conveniently situated in a popular residential neighbourhood nearby St Bedes School. The property provides versatile accommodation over two floors having been extended and adapted by the current owners who are suited having agreed terms on an onward purchase that is chain free.

The ground floor features plenty of reception space, comprising a living room with integrated wood burner and a feature bay window, a large dining room created following conversion of the garage, kitchen with integrated appliances, an open study area and sunroom overlooking the south facing rear garden. Both the sunroom and kitchen provide direct access to the patio and downstairs is completed by a modern wet room.



Five bedrooms are located on the first floor, three of which are doubles. The bedrooms are served by two contemporary bathrooms that feature Aqualisa showers and upstairs is completed by dual loft spaces offering additional storage beyond the fitted cupboards included in three of the bedrooms.

Externally, this freehold property includes a front garden, a porous resin bound driveway offering parking for multiple vehicles and there is side access to a generous south facing garden that features a large patio area and three sheds, one of which has power and lighting.

Location is always key, and it is no exception here as this property falls within the catchment area for several schools and is walking distance to East Surrey College, St Bedes and Carrington. The nearby town centre offers residents a great mix of local amenities and excellent transport links. Gatwick is only 20 minutes away and Redhill mainline station provides fast services to London and the south coast.

Offers In Excess Of £750,000



Floor plan



Carlton Road, RH1

Approx. Gross Internal Floor Area 1900 sq. ft / 176.50 sq. m

Whilst every effort has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuations, planning permissions, or building regulations. The plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems, and appliances shown have not been tested and no guarantee is given as to their operability or efficiency.

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TENURE: Freehold

Council Tax Band: E

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	81
(81-91)	B	70
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

J A M E S D E A N
E S T A T E A G E N T S

67 HIGH STREET, REIGATE, RH2 9AE
T: 01737 242331 F: 01737 243481
E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ
T: 01293 784411 F: 01293 784422
E: info@jamesdeanproperty.co.uk

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