



25 Victoria Road.

Earlswood, Redhill

Guide Price **£475,000**



25 Victoria Road

Located in the sought-after 'Earlswood' area of Redhill is this beautifully presented three bedroom, Victorian detached, character home. To the ground floor you have two great sized reception rooms with the lounge to the front aspect and the dining room providing access to the modern kitchen and via double doors to the walled rear garden with its covered patio and artificial lawn which provide all year-round use.

The dining room also provides access to the basement which has been tanked and offers great additional storage and is currently used by the seller as a home office, please note there is restricted head height. To the first floor you have three great sized bedrooms, the family bathroom and an en-suite to the master bedroom.

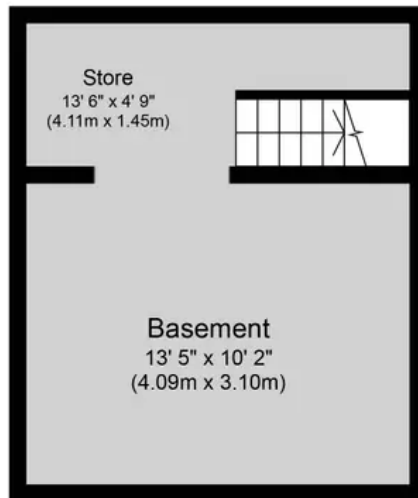
A short walk away you have Earlswood mainline railway station which provides good links into London as well as some great local pubs, restaurants and a highly regarded local shop. Redhill town centre is less than a mile away and provides a wider range of shopping and transport facilities. Seller Comments.

Council Tax band: D. Tenure: Freehold

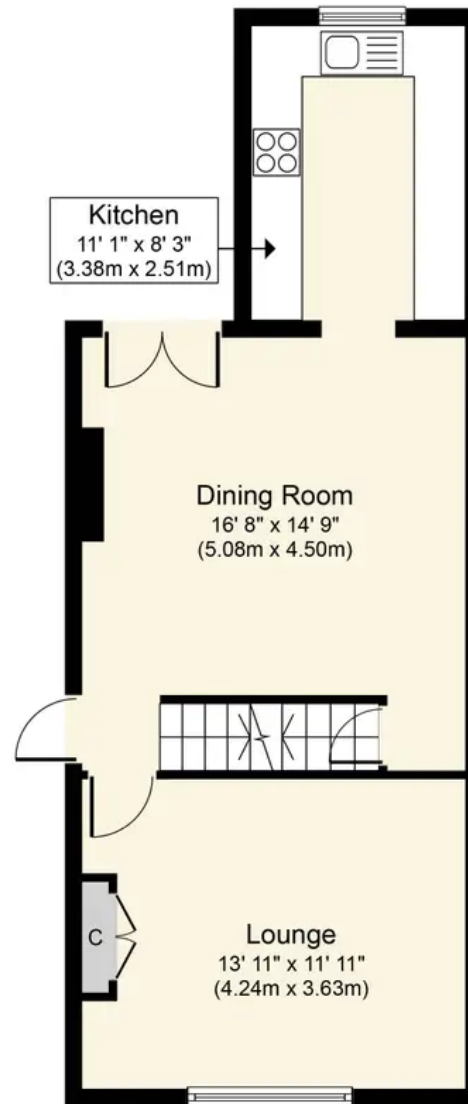
- Three Bedroom Victorian Detached
- Two Beautiful Reception Rooms
- Modern Kitchen And Bathroom
- En-suites To Master Bedroom
- Tanked Basement
- Walled Rear Garden



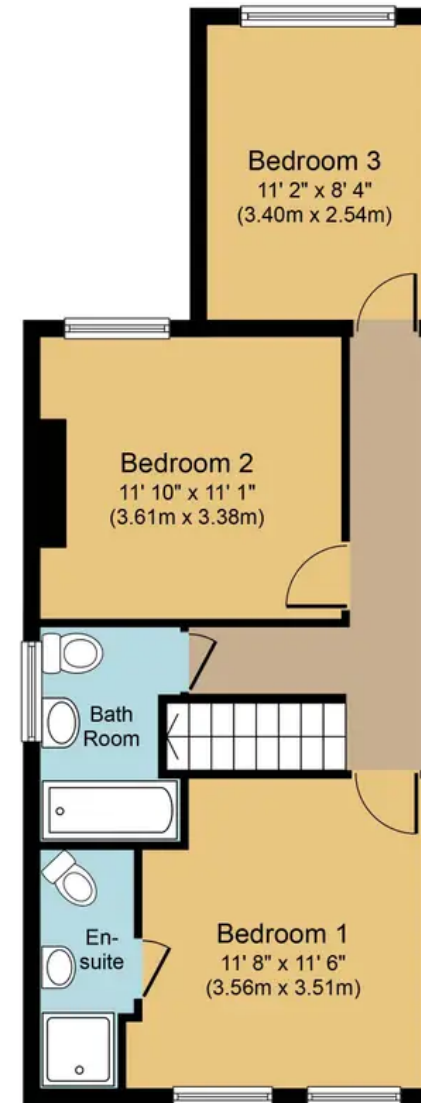




Lower Ground Floor
Approximate Floor Area
262 sq. ft.
(24.3 sq. m.)



Ground Floor
Approximate Floor Area
524 sq. ft.
(48.7 sq. m.)



First Floor
Approximate Floor Area
526 sq. ft.
(48.9 sq. m.)

Victoria Road, RH1
Approx. Gross Internal Floor Area 1,313 sq. ft. (121.9 sq. m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This 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 as to their operability or efficiency can be given.