



115



**115 EARLSBROOK ROAD, REDHILL, SURREY, RH1 6HY**  
**£550,000**

**\*\*\* PROPERTY VISIT AVAILABLE \*\*\***

**ATTRACTIVE VICTORIAN FAMILY HOME WITH MANY CHARACTER TOUCHES BLENDED WITH CONTEMPORARY FINISHES LOCATED IN THE HEART OF EARLSWOOD.**

Earlsbrook Road is a popular residential road close to local shops, schools and transport links. The house itself is a well presented period property with accommodation comprising a storm porch and large entrance hall with built in storage. To the front there is a living room with a bay window and fireplace, centrally there is a family room with is partly open plan to a stunning kitchen/dining room that is multiple aspect with skylight windows and bi-folding doors to the rear garden. On the first floor you have a large family bathroom with both bath and shower facilities, there is a large double bedroom to the front and another bedroom with an additional room off of it that can be used as a study or playroom. On the top floor you have an impressive principal bedroom which is dual aspect and has fitted wardrobes as well as an en-suite shower room.

To the front of the house, there is off road parking for one car and a side access which leads to the west facing rear garden that has a patio area, faux lawn and a very handy workshop.

Nearby there is a highly regarded school, plenty of public green space, excellent local shops and transport links which include mainline trains to London and Gatwick.

- **EXTENDED VICTORIAN HOME**
- **FAMILY ROOM**
- **THREE BEDROOMS**
- **ENSUITE SHOWER ROOM**
- **OFF ROAD PARKING**
- **LOUNGE**
- **KITCHEN/DINING ROOM**
- **LARGE BATHROOM**
- **WEST FACING GARDEN**
- **CHARACTERFUL**





**ROOM DIMENSIONS:**

**STORM PORCH**

**ENTRANCE HALL**  
21'0 x 5'5 (6.40m x 1.65m)

**LOUNGE**  
14'0 x 11'4 (4.27m x 3.45m)

**FAMILY ROOM**  
11'5 x 9'4 (3.48m x 2.84m)

**KITCHEN/DINING ROOM**  
15'2 x 15'0 (max) (4.62m x 4.57m (max))

**FIRST FLOOR:**

**BEDROOM TWO**  
15'4 x 11'5 (4.67m x 3.48m)

**BEDROOM THREE**  
11'5 x 9'4 (3.48m x 2.84m)

**OFFICE/PLAY ROOM**  
10'3 x 5'10 (3.12m x 1.78m)

**FAMILY BATHROOM**  
10'3 x 8'6 (3.12m x 2.59m)

**SECOND FLOOR:**

**BEDROOM ONE**  
17'10 x 10'9 (5.44m x 3.28m)

**ENSUITE SHOWER ROOM**  
7'1 x 6'11 (2.16m x 2.11m)

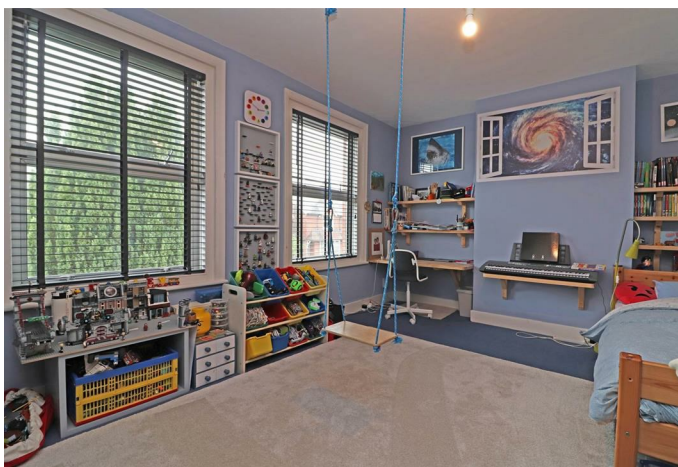
**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**45FT WEST FACING GARDEN**

**OFF ROAD PARKING**

**COUNCIL TAX BAND: D**





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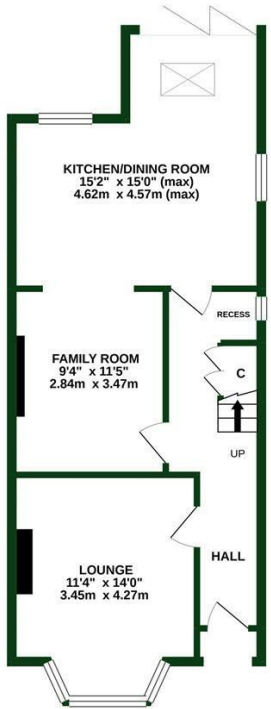
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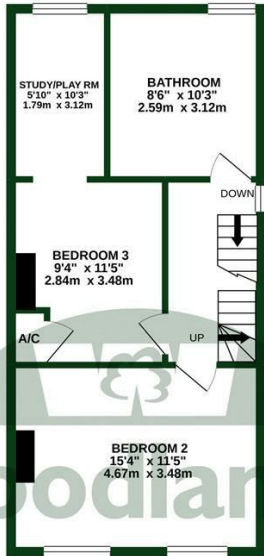
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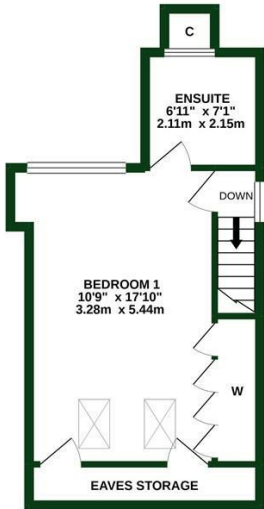
GROUND FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR  
499 sq.ft. (46.3 sq.m.) approx.



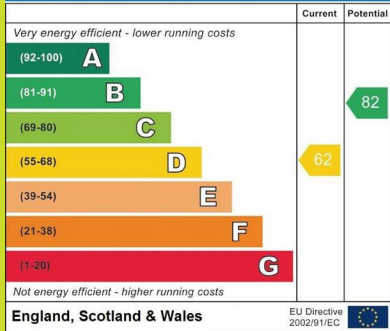
2ND FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 1412 sq.ft. (131.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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



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