



**2 Earlswood House 47 Woodlands Road, Earlswood, RH1 6HB**  
**Asking Price £190,000**

A one bedroom split level mews property offered to the market with no onward chain, fitted kitchen, fitted bathroom, own patio garden, allocated parking and walking distance to Earlswood mainline station. The area offers local shops and parkland including Earlswood Common and Lakes and bus services run to Redhill town centre offering a more comprehensive choice of shops, bars and restaurants. The M25 can be accessed at the Reigate Junction 8 providing good links to London, Gatwick and Heathrow Airports and the South Coast.

## **OWN DOUBLE GLAZED FRONT DOOR**

Leading through to:

## **LIVING ROOM/KITCHEN 16'0 x 11'3 (4.88m x 3.43m)**

Front aspect Upvc double glazed windows overlooking own patio garden.

### **KITCHEN AREA:**

A range of wall mounted and base level units, wooden roll top work surface with stainless steel sink, integrated electric hob and electric oven, integrated fridge/freezer, integrated washer/dryer, extractor hood, power points, down-lighters, tiled walls, concealed lighting, continuation of wood flooring.

### **LIVING ROOM AREA:**

Downlighters, continuation of wood flooring, stairs leading to first floor landing, thermostat for underfloor heating, understairs storage cupboard, power points, media point.

## **STAIRS LEADING TO FIRST FLOOR LANDING**

Smoke alarm, power point, door to:

## **BATHROOM**

A white three piece suite comprising pedestal wash hand basin, low level WC, panel enclosed bath with chrome style mixer tap and shower attachment, tiled floor, tiled walls, chrome heated towel rail, shaver point, extractor fan.

## **BEDROOM 11'3 x 8'4 (3.43m x 2.54m)**

Front aspect Upvc double glazed window, underfloor heating, access to loft via hatch, storage cupboard, power points.

## **OUTSIDE**

## **OWN PATIO FRONT GARDEN**

Pathway leading to front door.

## **ALLOCATED PARKING TO FRONT OF PROPERTY**

## **COUNCIL TAX BAND B**

### **LEASE:**

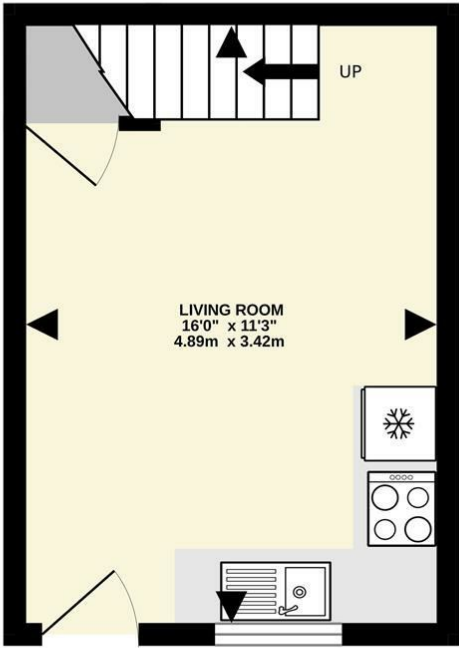
Lease: 100 years from 2014 - 89 years remaining

Ground Rent: £300 pa

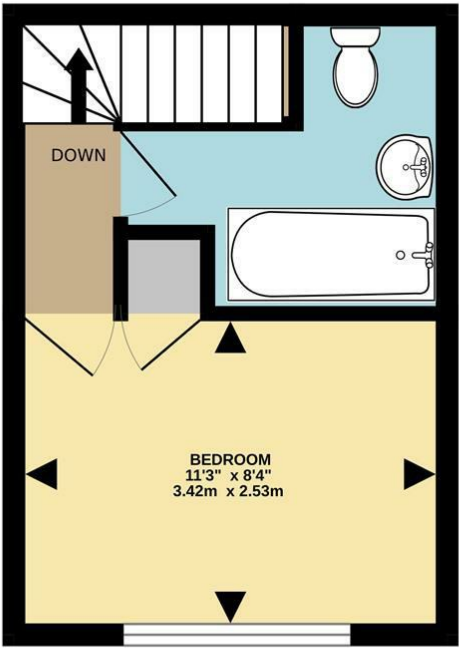
Service Charge £830 pa



Floor Plan



GROUND FLOOR  
180 sq.ft. (16.7 sq.m.) approx.



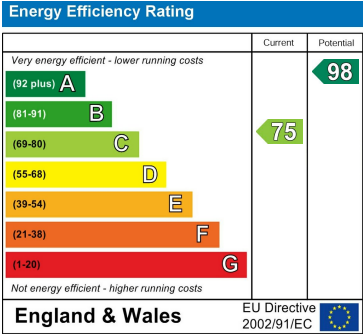
1ST FLOOR  
180 sq.ft. (16.7 sq.m.) approx.

TOTAL FLOOR AREA : 360 sq.ft. (33.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Area Map



Energy Efficiency Graph



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