



115 Earlswood Road, Redhill, RH1 6HJ
Asking Price £400,000

A two bedroom cottage situated close to local shops and Earlswood mainline station, comprising 21' x 13' sitting/dining room, two double bedrooms, 10' x 7' first floor family bathroom, courtyard rear garden and off street parking to the front. The area offers local shops, schools 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 together with Redhill mainline railway station with good commuter links to London, Gatwick and the South Coast. The M25 can be accessed at the Reigate Junction 8.

DOUBLE GLAZED FRONT DOOR

Leading through to:

ENTRANCE HALL

Stairs leading to first floor landing, radiator, smoke alarm, wood laminate flooring, archway to:

SITTING/DINING ROOM 21'3 x 13'4 (6.48m x 4.06m)

Front aspect Upvc double glazed Georgian style window, feature fireplace, power points, coved ceiling, double radiator, continuation of wood laminate flooring, media point, archway to:

DINING AREA

Rear aspect Upvc double glazed window, continuation of wood laminate flooring, thermostat for central heating, understairs cupboard, double radiator, coved ceiling, power points, door to:

KITCHEN 10'4 x 7'3 (3.15m x 2.21m)

A range of base level units, roll top work surface, stainless steel sink with mixer tap, ceramic hob, built in electric oven, space and plumbing for washing machine, space for fridge/freezer, rear aspect Upvc double glazed window over looking rear garden, side aspect Upvc double glazed stable door giving access to lean-to, power points, radiator, part tiled walls.

STAIRS LEADING TO FIRST FLOOR LANDING

Access to loft via hatch, coved ceiling, power point, door to:

MAIN BEDROOM 11'3 x 8'8 (3.43m x 2.64m)

Front aspect Upvc double glazed window, radiator, double fitted wardrobes with hanging rail and shelving, coved ceiling, power points.

BEDROOM 2 9'9 x 9'0 (2.97m x 2.74m)

Rear aspect double glazed window, radiator, power points, fitted wardrobe.

FAMILY BATHROOM 10'4 x 7'3 (3.15m x 2.21m)

A white three piece suite comprising pedestal wash hand basin, low level WC, panel enclosed bath with mixer tap and shower attachment, wood style flooring, rear aspect obscured double glazed window, shaver point, part tiled wall, heated towel rail, cupboard housing boiler and shelving.

OUTSIDE

OUTSIDE LEAN-TO 10'4 x 4'3 (3.15m x 1.30m)

Outside power point, rear aspect door giving access to:

REAR GARDEN

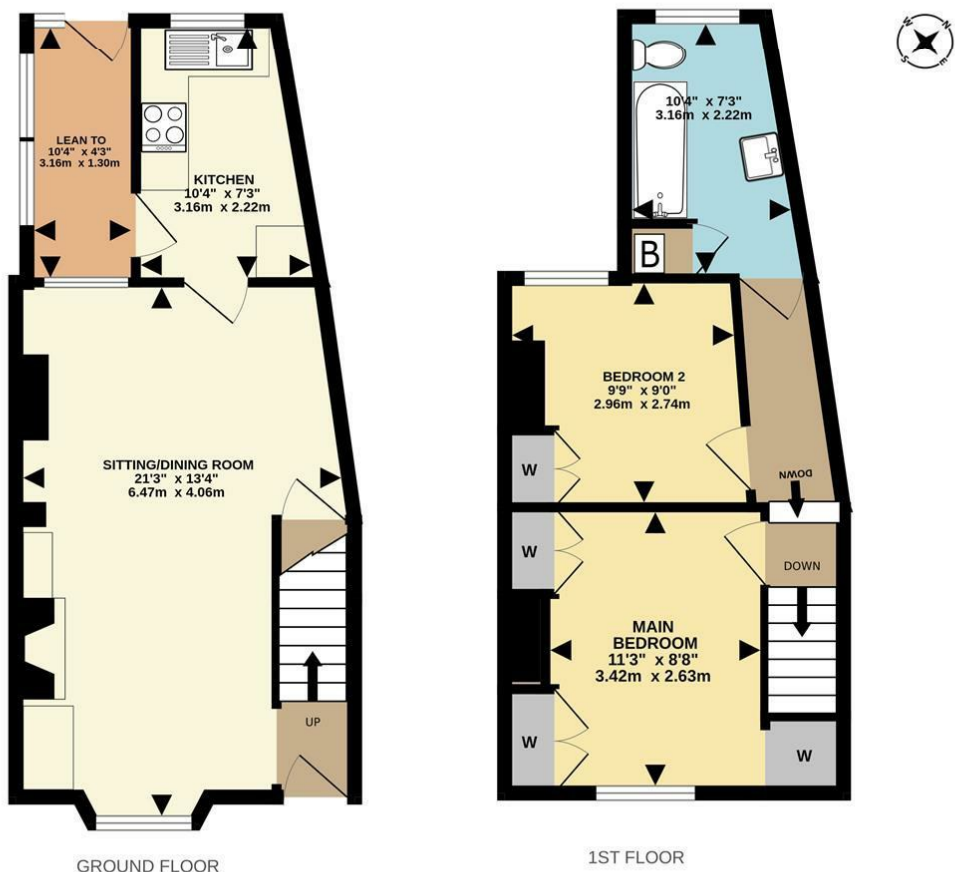
Area of patio, outside tap, outside light.

FRONT GARDEN

Shingle area providing OFF STREET PARKING FOR TWO CARS, hedging, pathway leading to front door.

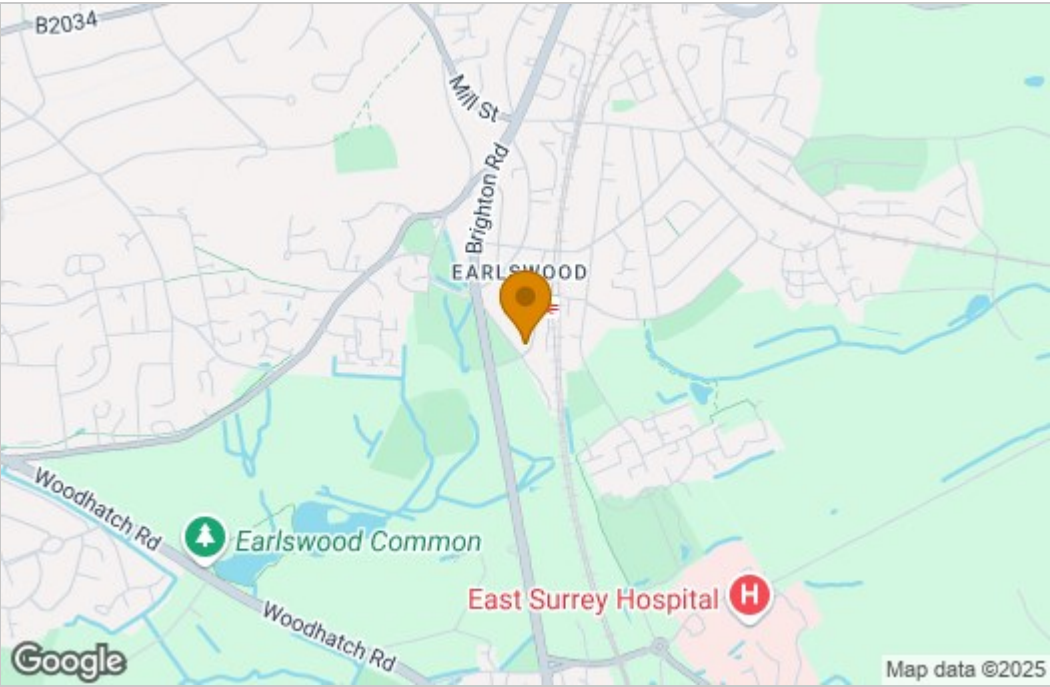
COUNCIL TAX BAND C

Floor Plan

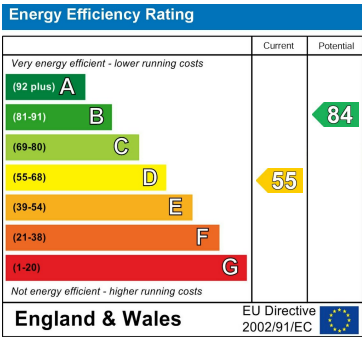


TOTAL FLOOR AREA : 687 sq.ft. (63.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Area Map



Energy Efficiency Graph



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