



8 ALTHORNE ROAD, REDHILL, SURREY, RH1 6EF
PRICE RANGE £600,000 - £650,000
FREEHOLD

***** £600,000 - £650,000 *** REDUCED TO SELL *** SUPERB OPPORTUNITY, NOT TO BE MISSED *****

This beautifully presented house has been extended and well maintained by the current owner to offer generous and comfortable space with the benefit of a driveway and an integral garage.

Through the front door you have an entrance porch which leads into the hallway where you have storage under the stairs and an access door to the integral garage, which itself has power, light, water and gas supply as well as an insulated electric roller door. You have a bright living room with a large bay to the front, at the rear there is a separate dining room with oversized double doors to the conservatory which benefits from garden access. There is an extended kitchen which overlooks the garden and has a utility area and cloakroom. Upstairs there is a landing with built in storage, four double bedrooms the smallest of which is currently fitted out as a home office. You also have a well appointed bathroom with a Velux window to the rear and there is an ensuite shower to the main bedroom as well as extensive fitted wardrobes in the three largest rooms.

Outside you have a driveway offering parking for two which also gives you access to the integral garage which comfortably accommodates a car and has an electric roller door. To the rear there is a landscaped and much loved garden which has a mixture of decked and patio areas with outside taps and power. In addition there is a greenhouse which has a power supply and an additional shed at the foot of the garden.

The family friendly and extremely popular Earlswood area, offers a selection of local shops including Holborns general store which has a great range of goods. In addition there are highly regarded schools, some picturesque walks, a park with a childrens play area and direct train links to London via Earlswood station which is only a short walk from the house.

- **GREAT LOCATION**
- **DETACHED**
- **LOUNGE & DINING ROOM**
- **GARAGE & PARKING**
- **COUNCIL TAX BAND: D**
- **SPACIOUS HOME**
- **FOUR BEDROOMS**
- **EXTENDED KITCHEN**
- **60FT GARDEN**
- **EPC RATING: C**





ROOM DIMENSIONS:

ENTRANCE PORCH
5'4 x 3'2 (1.63m x 0.97m)

ENTRANCE HALL
11'9 x 5'11 (3.58m x 1.80m)

CLOAKROOM
4'9 x 4' (1.45m x 1.22m)

LOUNGE
11'11 x 11'5 +bay (3.63m x 3.48m +bay)

DINING ROOM
12'0 x 10'9 (3.66m x 3.28m)

KITCHEN
17'0 x 7'4 (5.18m x 2.24m)

CONSERVATORY
14'7 x 10'1 (4.45m x 3.07m)

UTILITY AREA
4'10 x 4'4 (1.47m x 1.32m)

BEDROOM ONE
11'8 x 9'7 (3.56m x 2.92m)

ENSUITE
6'5 x 2'5 (1.96m x 0.74m)

BEDROOM TWO
10'9 x 10'1 (3.28m x 3.07m)

BEDROOM THREE
11'7 x 9'11 (3.53m x 3.02m)

BEDROOM FOUR
9'6 x 9'2 (2.90m x 2.79m)

FAMILY BATHROOM
7'2 x 5'11 (2.18m x 1.80m)

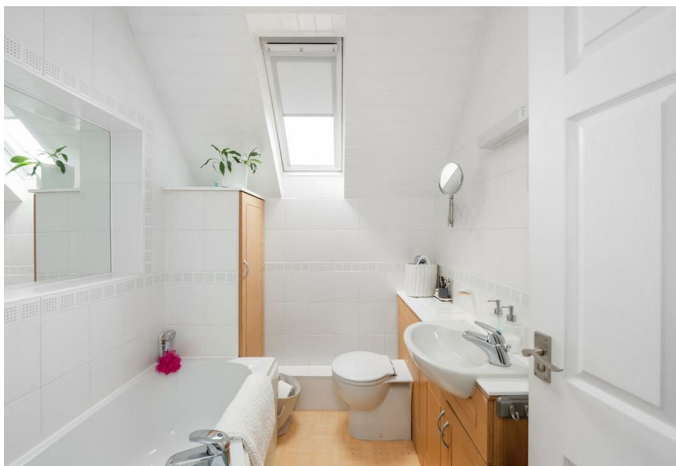
GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

60FT REAR GARDEN

OFF ROAD PARKING FOR TWO CARS

GARAGE
15'7 x 10'0 (4.75m x 3.05m)





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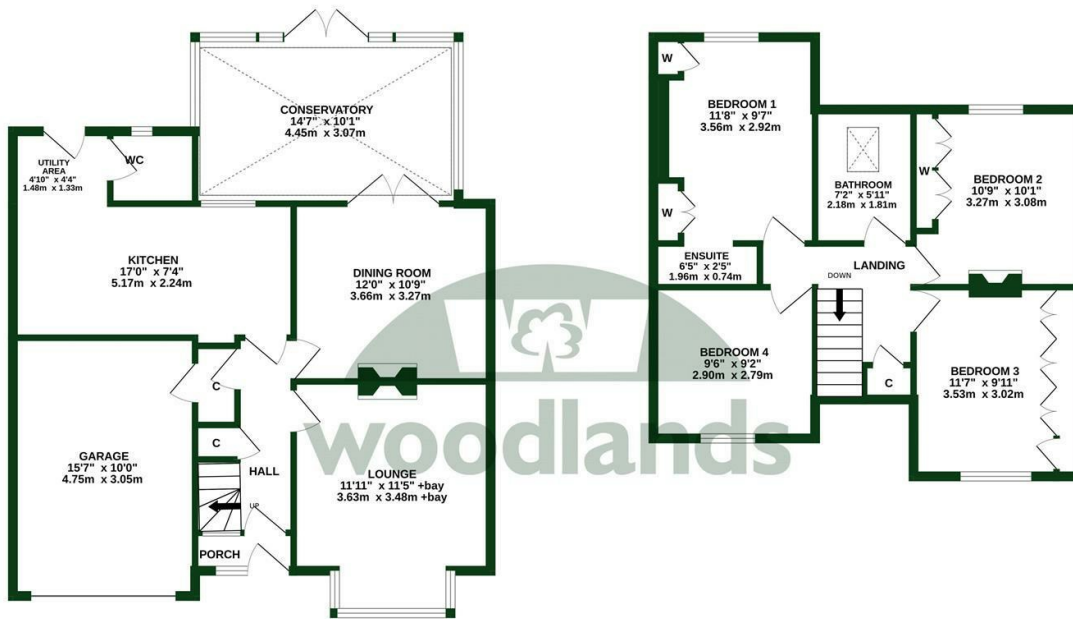
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GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.

1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 1431 sq.ft. (133.0 sq.m.) approx.

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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	84
(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	

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