



94 CARLTON ROAD, REDHILL, SURREY, RH1 2DD

**£650,000
FREEHOLD**

***** EXTENDED FAMILY HOME LOCATED IN ONE OF THE MOST SOUGHT AFTER ROADS IN REDHILL *****

This much loved semi detached house has been owned by the same family since new, and is therefore available for sale for the first time in 65 years.

To the front of the house there is a well appointed block paved driveway which provides off road parking for three cars, as well as having an oversized single garage with a powered roller door. You have a spacious, extended entrance hall with stairs to the first floor. There is a large lounge which is dual aspect, with a bay to the front and sliding doors to the rear garden. You then have a separate kitchen with an under stairs larder cupboard, and a door to a separate dining room, which overlooks, and has access to, the rear garden.

Upstairs there is a split landing with loft access, a large main bedroom which is dual aspect with windows front and back. You have two further double bedrooms, a fourth bedroom and a bathroom with a separate WC.

To the rear there is a 65ft garden which has a north-westerly aspect and is mostly laid to lawn with a patio area, timber shed and summer house. You also have a side access way connecting the driveway and rear garden.

Carlton Road has long been seen as one of the favoured roads in Redhill, partly due to the easy access to some beautiful Surrey countryside, but also for the superb selection of schools within walking distance, in particular St Bede's secondary school which is almost on your doorstep, as well as both Wray Common and Royal Alexandra and Albert schools also close by. In addition, the bustling town centre of Redhill, with it's excellent rail links, can be found only a mile to the south. Within the town there is now a multi screen cinema complex with a selection of leisure activities.

- **SUPERB LOCATION**
- **EXTENDED HOME**
- **FOUR BEDROOMS**
- **65FT GARDEN**
- **COUNCIL TAX BAND: E**
- **IDEAL FOR SCHOOLS**
- **GREAT POTENTIAL**
- **GARAGE & DRIVEWAY**
- **VIEWING ADVISED**
- **EPC RATING: D**





ROOM DIMENSIONS:

ENTRANCE HALL

15'2 x 5'8 (4.62m x 1.73m)

LOUNGE

24'4 x 11'2 (7.42m x 3.40m)

DINING ROOM

12'3 x 9'4 (3.73m x 2.84m)

KITCHEN

11'6 x 8'0 (3.51m x 2.44m)

FIRST FLOOR LANDING

BEDROOM ONE

17'3 x 9'7 (5.26m x 2.92m)

BEDROOM TWO

12'7 x 10'2 (3.84m x 3.10m)

BEDROOM THREE

11'6 x 10'2 (3.51m x 3.10m)

BEDROOM FOUR

9'4 x 7'0 (2.84m x 2.13m)

BATHROOM

6'11 x 5'6 (2.11m x 1.68m)

SEPARATE WC

4'1 x 2'7 (1.24m x 0.79m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

65FT REAR GARDEN

GARAGE

17'2 x 9'8 (5.23m x 2.95m)

OFF ROAD PARKING FOR THREE CARS



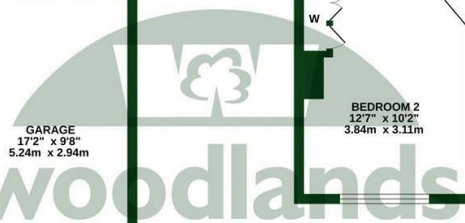
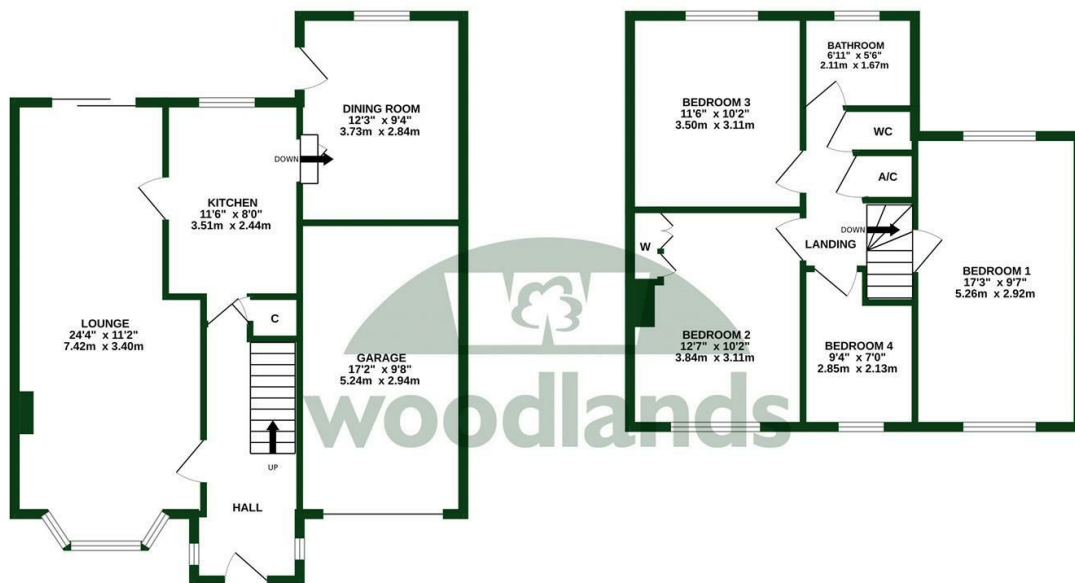


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GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.

1ST FLOOR
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA: 1299 sq.ft. (120.6 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			81
(69-80) C			
(55-68) D		58	
(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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