



31 BRAMBLETYE PARK ROAD, REDHILL, SURREY, RH1 6JA
£650,000
FREEHOLD

***** SUPERB FAMILY HOME WITH A LOVELY GARDEN AND OUTBUILDINGS, IN AN EXCELLENT LOCATION *****

Situated within easy reach of Earlswood school and mainline station, yet also benefitting from a great outlook, this spacious semi detached house is a must see.

On the ground floor you have an entrance hall with a WC, there is a separate lounge to the front with a bay window, and an open plan space to the rear comprising kitchen, dining and family areas. On the first floor, there are three bedrooms and a family bathroom, then on the top floor you have the principal bedroom and an ensuite with a roll top bath.

To the front of the house is a driveway that will accommodate at least two cars, a side access leads you through to a wonderful rear garden that has a seating area at the rear of the house, a mature central area laid to lawn edged with shrubs and bushes. There is a path through to the back of the garden via a pretty wisteria archway, that leads to a fabulous pair of outbuildings. The larger of the two is used as an additional leisure space with seating and a bar, as well as lighting, TV and internet connections.

Earlswood has become one of the most sought after locations in the Redhill area, with its village feel, excellent local shops, school and pubs, as well as direct trains to central London, Gatwick and Brighton. You also have some beautiful public green spaces right on your doorstep, perfect for dog walks.

In addition to the local amenities, you have the bustling town centre of Redhill, which offers a broad range of shops, a multi screen cinema and leisure complex, a 24 hour gym, and further transport links to locations such as Reigate, Guildford, Reading, Tonbridge and the south coast.

- GREAT LOCATION
- LOUNGE
- TWO BATHROOMS
- OUTBUILDINGS
- COUNCIL TAX BAND: D
- FOUR BEDROOMS
- KITCHEN/FAMILY SPACE
- SUPERB GARDEN
- OFF ROAD PARKING
- EPC RATING: D





ROOM DIMENSIONS:

ENTRANCE HALL
6'4 x 5'4 (1.93m x 1.63m)

CLOAKROOM & UTILITY
7'10 x 6'5 (2.39m x 1.96m)

LOUNGE
13'4 x 12'6 (4.06m x 3.81m)

KITCHEN/DINING/FAMILY AREA
21'8 x 15'5 (6.60m x 4.70m)

FIRST FLOOR

LANDING

BEDROOM TWO
11'11 x 10'0 (3.63m x 3.05m)

BEDROOM THREE
10'11 x 9'3 (3.33m x 2.82m)

BEDROOM FOUR
7'2 x 6'4 (2.18m x 1.93m)

FAMILY BATHROOM
7'5 x 5'5 (2.26m x 1.65m)

SECOND FLOOR

LANDING

BEDROOM ONE
14'0 x 8'8 (4.27m x 2.64m)

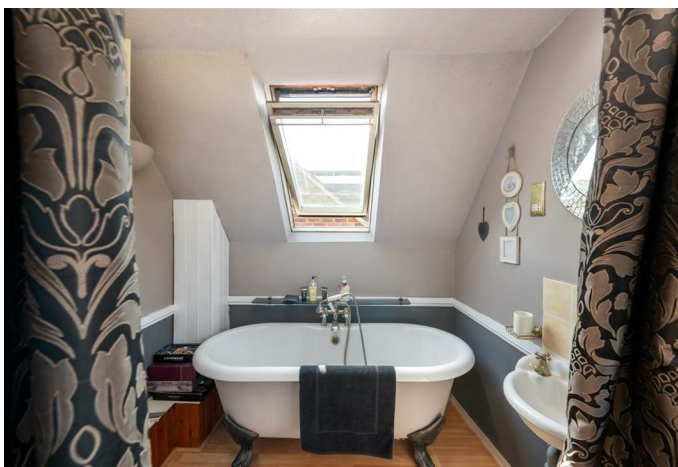
ENSUITE BATHROOM
6'9 x 5'9 (2.06m x 1.75m)

GAS CENTRAL HEATING

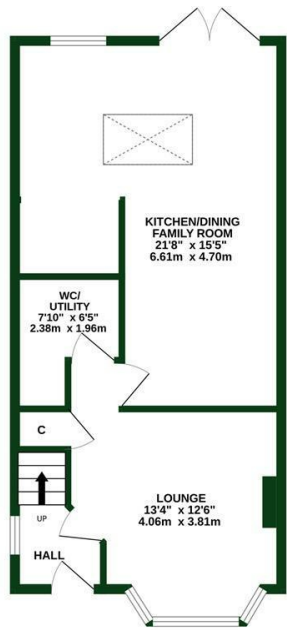
DOUBLE GLAZED WINDOWS

83FT REAR GARDEN

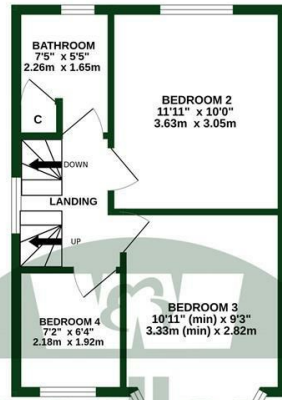
OFF ROAD PARKING FOR TWO CARS



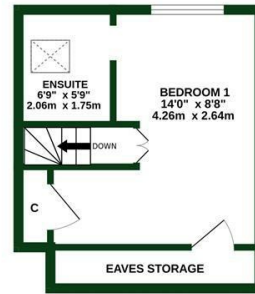
GROUND FLOOR
517 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



2ND FLOOR
228 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA: 1112 sq.ft. (103.3 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	61	
(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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