



2 CHARMAN ROAD, REDHILL, SURREY, RH1 6AG
OFFERS OVER £700,000
FREEHOLD

***** SPACIOUS, SEMI DETACHED HOME WITH LOTS OF CHARACTER, SITUATED ON THE REDHILL/REIGATE BORDERS *****

This generous period property is situated in a popular road just moments from local shops, and a short walk to Redhill's bustling town centre.

To the front there is off road parking, a low maintenance garden, walled boundaries and a side access gate. Beyond the storm porch, and through the front door you have an entrance hall, to the right there is a reception room with a sash window to the front. At the end of the hall is a cloakroom, and off to the left you have a bright, open plan lounge and dining space, with a sash bay window to the front. At the rear of the house there is a fitted kitchen, with window to the side and double doors opening to the garden. On the first floor is a split level landing, three good size bedrooms and a family bathroom. Up on the top floor you have a double bedroom, which has a Velux window to the rear, and an en-suite cloakroom.

To the rear is a low maintenance garden that has a timber shed and workshop, with an additional, secluded seating area.

A parade of local shops, including food outlets, can be found on Raffles Bridge. Redhill town centre is just half a mile away, and offers an extensive range of amenities, including superb transport links into London, a newly opened, multi screen cinema complex, high street shopping and a shopping centre. Reigate's historic market town can be found a little over a mile away, and benefits from some highly regarded restaurants and a great selection of pubs and bars.

- CHARACTER HOME
- LOUNGE/DINING ROOM
- CLOAKROOM
- 40FT GARDEN
- COUNCIL TAX BAND: D
- FOUR BEDROOMS
- KITCHEN
- BATHROOM
- OFF ROAD PARKING
- EPC RATING: D





ROOM DIMENSIONS:

ENTRANCE HALL
15'2 x 3'4 (4.62m x 1.02m)

CLOAKROOM
7'4 x 6'5 (2.24m x 1.96m)

LOUNGE/DINING ROOM
27'7 x 11'7 (8.41m x 3.53m)

KITCHEN
12'8 x 7'11 (3.86m x 2.41m)

STUDY/PLAYROOM
14'8 x 11'3 (4.47m x 3.43m)

FIRST FLOOR

LANDING

BEDROOM ONE
19'11 x 11'7 (6.07m x 3.53m)

ENSUITE WC
6'6 x 5'1 (1.98m x 1.55m)

BEDROOM TWO
12'3 x 11'10 (3.73m x 3.61m)

BEDROOM THREE
11'10 x 11'8 (3.61m x 3.56m)

BEDROOM FOUR
12'8 x 6'8 (3.86m x 2.03m)

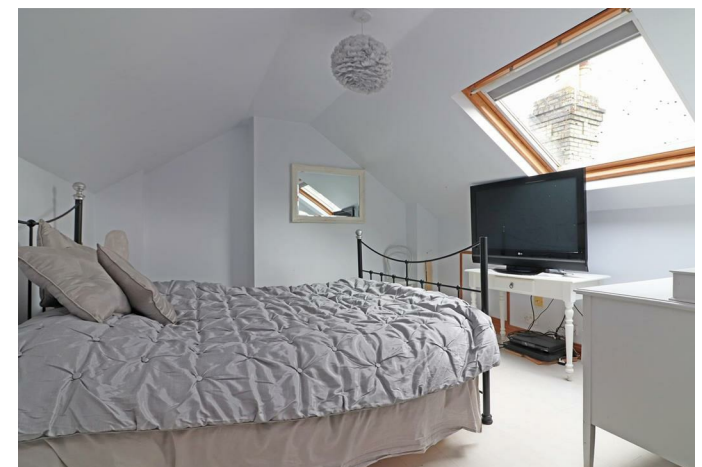
BATHROOM
11'8 x 9'4 (3.56m x 2.84m)

GAS CENTRAL HEATING

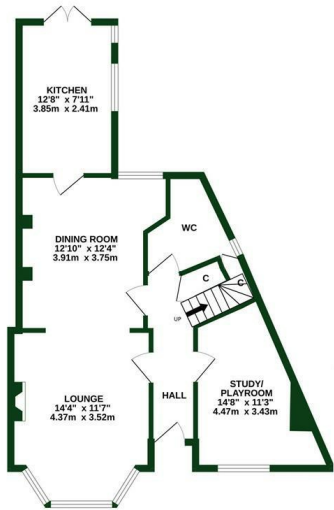
SASH WINDOWS

40FT REAR GARDEN

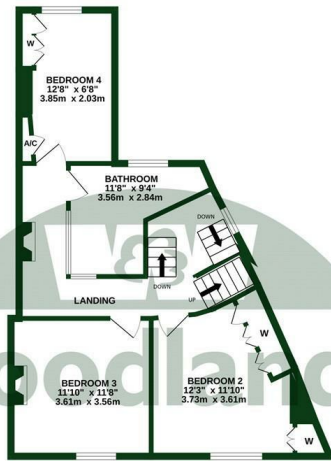
OFF ROAD PARKING



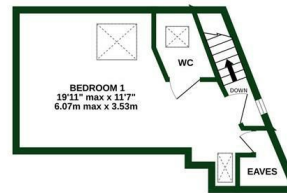
GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
589 sq.ft. (54.6 sq.m.) approx.



2ND FLOOR
247 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA: 1443 sq.ft. (134.1 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		78
(55-68) D	55	
(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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