



2 CHARMAN ROAD, REDHILL, SURREY, RH1 6AG
GUIDE PRICE £685,000
FREEHOLD

***** DOUBLE FRONTED, 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 | ■ FOUR BEDROOMS |
| ■ LOUNGE/DINING ROOM | ■ KITCHEN |
| ■ CLOAKROOM | ■ BATHROOM |
| ■ 40FT GARDEN | ■ OFF ROAD PARKING |
| ■ COUNCIL TAX BAND: D | ■ EPC RATING: E |





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

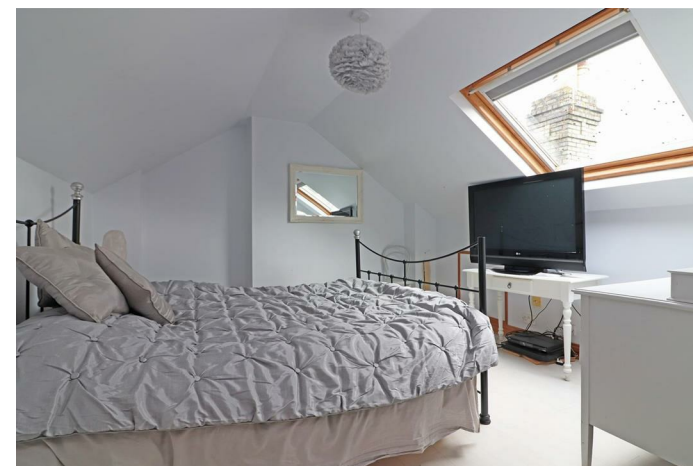
11'8 x 9'4 (3.56m x 2.84m)

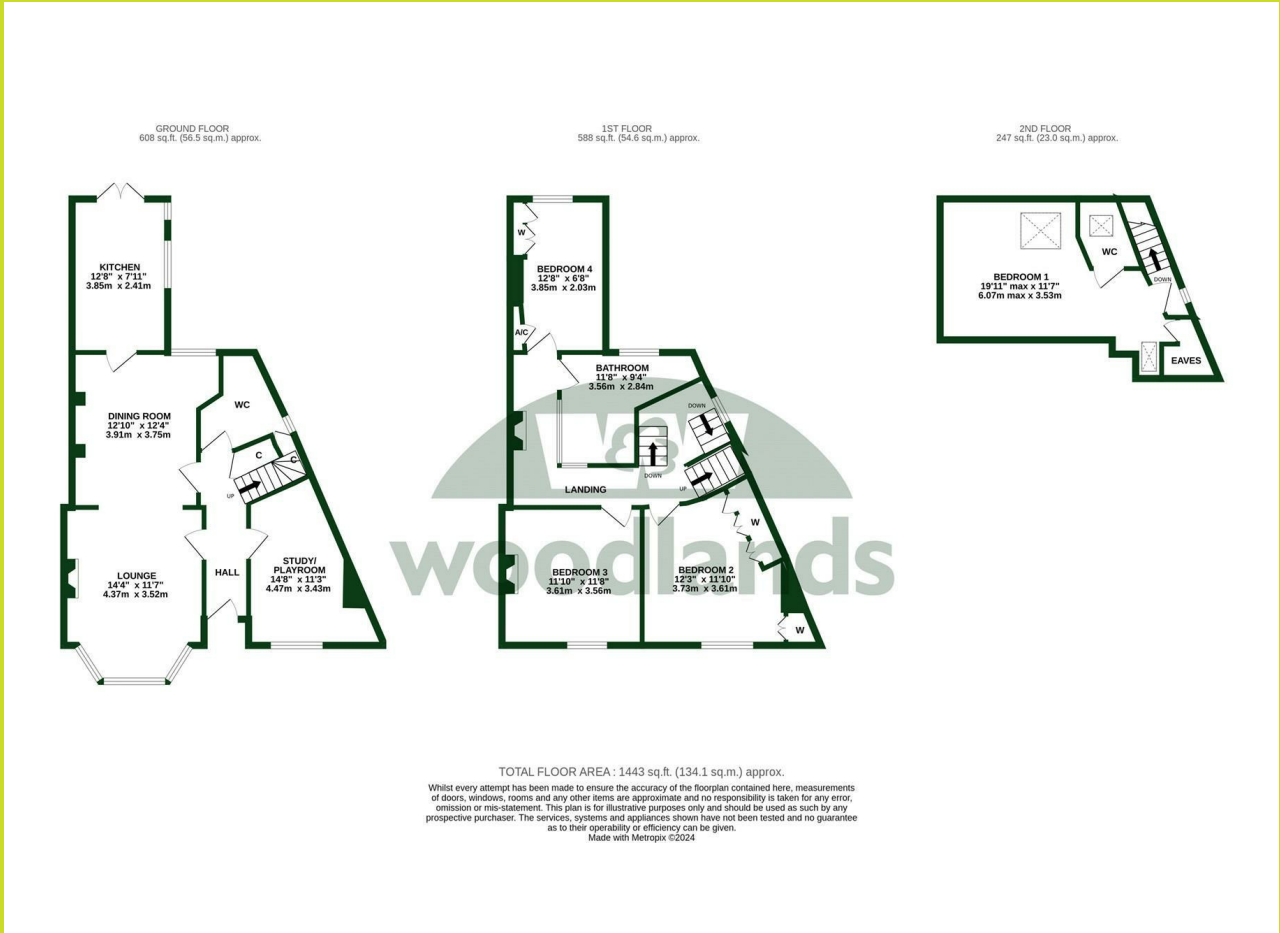
GAS CENTRAL HEATING

SASH WINDOWS

40FT REAR GARDEN

OFF ROAD PARKING





woodlands

OnTheMarket.com

rightmove

Zoopla



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

To view this property please call 01737 771777

www.woodlands-estates.co.uk

These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.