



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.

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|-----------------------|--------------------|
| ■ 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

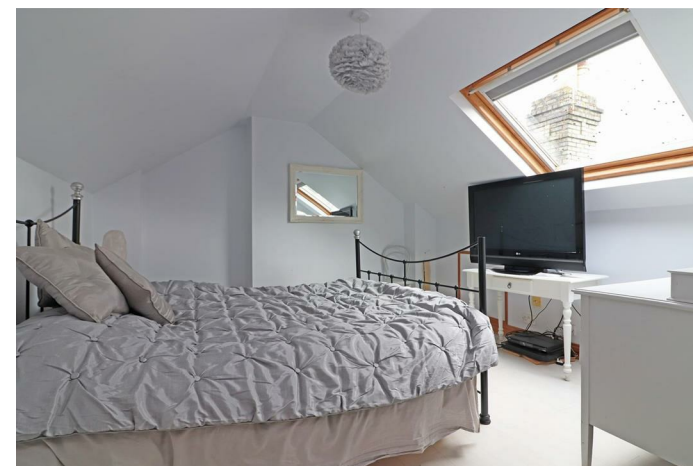
11'8 x 9'4 (3.56m x 2.84m)

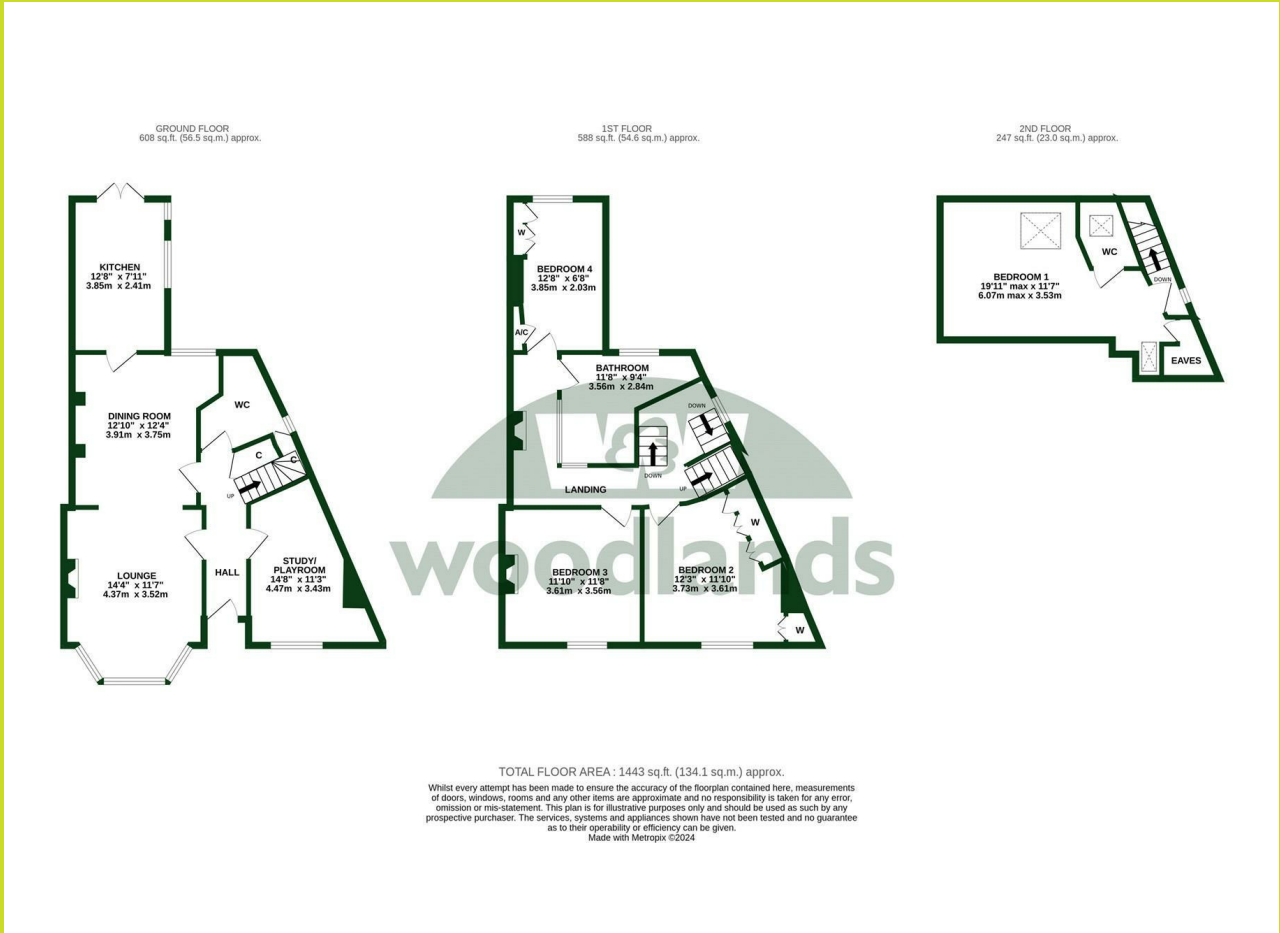
GAS CENTRAL HEATING

SASH WINDOWS

40FT REAR GARDEN

OFF ROAD PARKING





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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		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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