



WANDSFORD
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Food Wise
Food &



42 HORLEY ROAD, REDHILL, SURREY, RH1 5AB

£415,000
FREEHOLD

*** DECEPTIVELY SPACIOUS THREE BEDROOM SEMI DETACHED FAMILY HOME ***

This attractive red brick period family home is situated in a convenient location to the south side of Redhill. It is easily accessible to East Surrey Hospital, Earlswood mainline railway station, local shops and Earlswood Lakes - perfect for those afternoon walks or cycle rides.

The house itself has a traditional layout with a side entrance. To the front is the 13ft lounge with a bay window and a feature fireplace that is fitted with a dual fuel wood/coal burner stove - for cosy evenings in front of the fire. The separate dining room has two windows and a large under stairs storage cupboard. Leading off of the dining room, is the kitchen which has been updated with a modern white high gloss finish and solid oak work surfaces.

Upstairs there are three bedrooms, the main bedroom has a feature fireplace and built in wardrobe cupboard, along with two windows to the front. The middle bedroom, which is also a double, has a feature fireplace and a built in wardrobe cupboard. At the end of the landing is the third bedroom with a window to rear and the fitted bathroom which comprises of a white suite with a shower over the bath, and a heated towel rail, along with a side window.

The property is double glazed throughout and has a gas central heating with a modern boiler. There is plenty of scope for future expansion, if required, with neighbouring properties having already done ground floor extensions and loft conversions.

Outside to the back is the delightful rear garden, it is west facing and extends to approximately 150ft so there is plenty of room for children to play, or to turn your hand to gardening and growing your own fruit and vegetables. The patio area leads on to the mainly lawn garden, towards the rear of which are a number of vegetable patches and a large workshop.

A viewing is highly recommended to appreciate everything this property has to offer, book yours now!

- THREE BEDROOMS
- SPACIOUS ACCOMMODATION
- MODERN KITCHEN
- SCOPE TO EXTEND (STPP)
- COUNCIL TAX BAND: D
- UPSTAIRS BATHROOM
- 13FT LOUNGE
- CONVENIENT LOCATION
- LARGE WEST FACING GARDEN
- EPC RATING: D





ROOM DIMENSIONS:

ENTRANCE HALL

LOUNGE

13'8 x 13'6 (4.17m x 4.11m)

DINING ROOM

13'5 x 11'1 (4.09m x 3.38m)

KITCHEN

11'10 x 8'5 (3.61m x 2.57m)

FIRST FLOOR

LANDING

BEDROOM ONE

13'5 x 11'2 (4.09m x 3.40m)

BEDROOM TWO

11'2 x 10'5 (3.40m x 3.18m)

BEDROOM THREE

8'4 x 5'11 (2.54m x 1.80m)

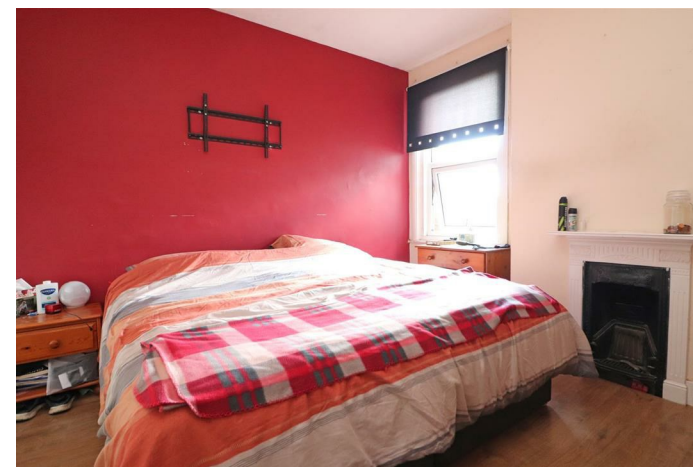
BATHROOM

5'7 x 5'4 (1.70m x 1.63m)

GAS CENTRAL HEATING

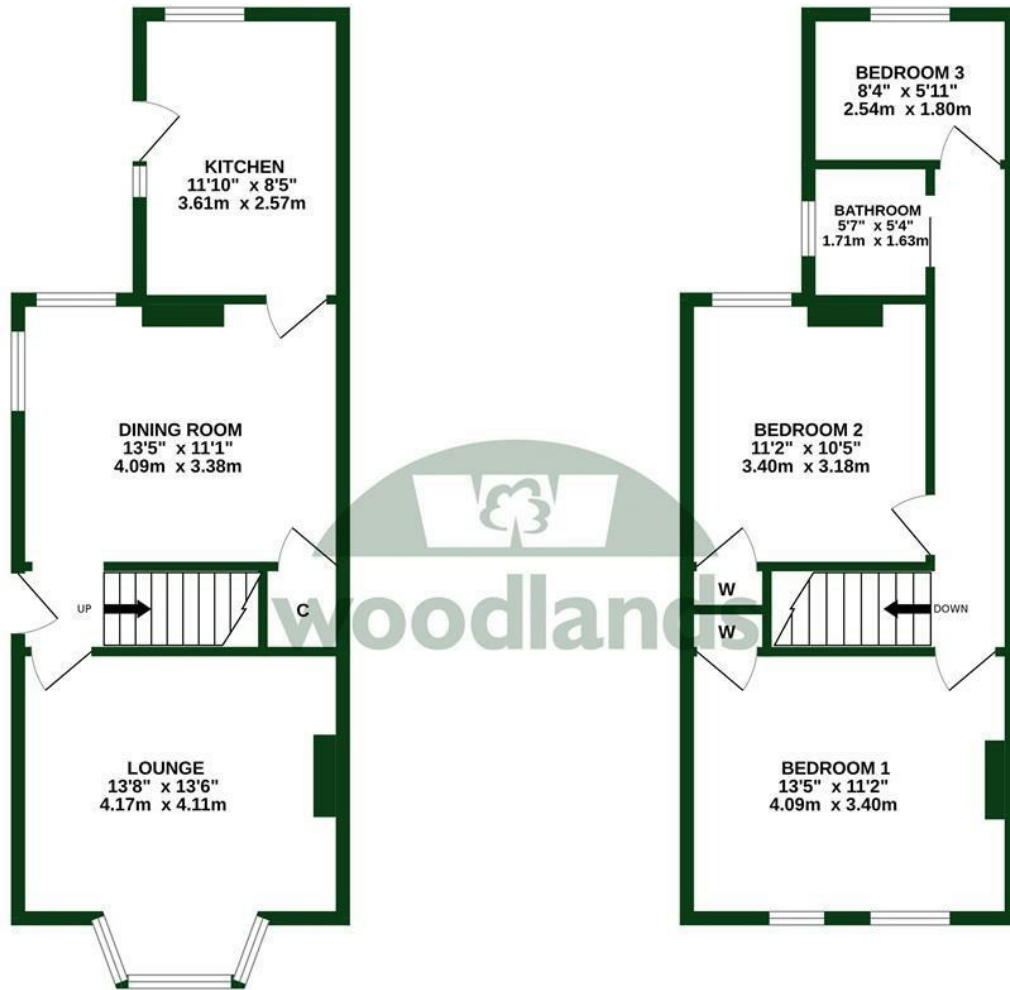
DOUBLE GLAZED WINDOWS

150FT GARDEN



GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.

1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.2 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		79
(69-80) C	66	
(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	

To view this property please call 01737 771777

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