



25 LYNWOOD ROAD, REDHILL, SURREY, RH1 1JR

**£650,000
FREEHOLD**

***** SEMI DETACHED FAMILY HOME WITH A WEALTH OF CHARACTER, SITUATED IN A QUIET SPOT CLOSE TO REDHILL TOWN *****

This attractive, halls adjoining period home was constructed in the late Victorian era, and has retained a large number of its original features.

Through the front door is a long, split level hallway which has high ceilings, ornate mouldings and access to the cellar rooms. You have a bright living room with a cast iron fireplace, then at the rear there is a separate dining room, followed by a dual aspect kitchen/breakfast room which over looks the pretty garden. Down on the lower ground floor, you have two cellar rooms which have approximately 5ft 10" ceilings. One is used for storage, as is the lower lobby, with the second room being used as a utility space that has a window to the rear and a WC.

On the first floor there is a split level landing with loft access, a very generous main bedroom to the front, complete with fitted wardrobes, a further double bedroom and then a large single bedroom and shower room to the rear.

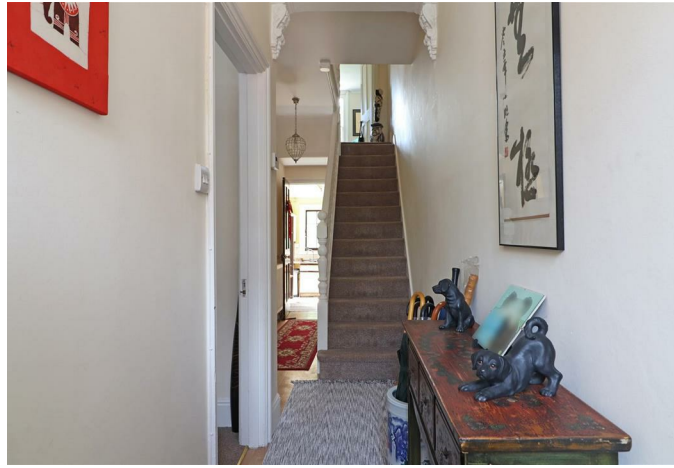
The property has an off road parking space to the front, and residents have visitor permits for their guests.

At the rear there is a well stocked, cottage style garden with both patio and lawn areas, as well as a handy side access way from the front.

Redhill town centre can be found only a few minutes walk from the house, and offers a great selection of shops, both on the high street and within the Belfry Centre. In addition there is a 24 hour gym, a multi screen cinema and leisure complex, a wide choice of highly regarded schools and superb rail links to central London, Guildford, Gatwick and the south coast.

- **PERIOD HOME**
- **THREE BEDROOMS**
- **WEST FACING GARDEN**
- **HIGH CEILINGS**
- **COUNCIL TAX BAND: D**
- **CONVENIENT LOCATION**
- **CELLAR ROOMS**
- **OFF ROAD PARKING**
- **CUL DE SAC**
- **EPC RATING: D**





ROOM DIMENSIONS:

ENTRANCE HALL
23'3 x 5'5 (7.09m x 1.65m)

LOUNGE
12'1 x 12'0 + bay (3.68m x 3.66m + bay)

DINING ROOM
13'1 x 9'11 (3.99m x 3.02m)

KITCHEN/BREAKFAST ROOM
15'2 x 9'1 (4.62m x 2.77m)

LOWER LOBBY
12'9 x 5'5 (3.89m x 1.65m)

WC
3'8 x 2'8 (1.12m x 0.81m)

CELLAR 1
9'9 x 6'2 (2.97m x 1.88m)

CELLAR 2/UTILITY
9'9 x 6'2 (2.97m x 1.88m)

FIRST FLOOR

LANDING

BEDROOM ONE
15'6 x 12'1 (4.72m x 3.68m)

BEDROOM TWO
13'1 x 9'11 (3.99m x 3.02m)

BEDROOM THREE
9'1 x 8'0 (min) (2.77m x 2.44m (min))

SHOWER ROOM
6'9 x 5'5 (2.06m x 1.65m)

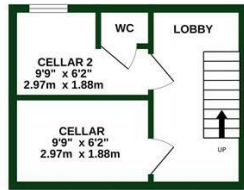
GAS CENTRAL HEATING

REAR GARDEN

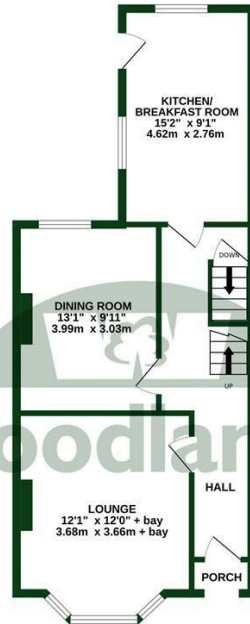
OFF ROAD PARKING



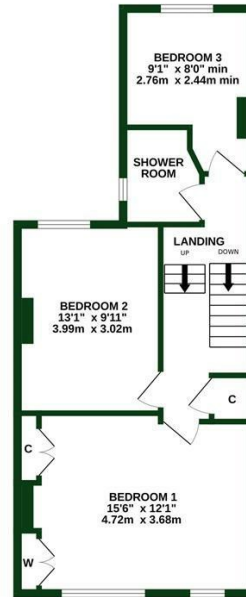
BASEMENT LEVEL
199 sq.ft. (18.5 sq.m.) approx.



GROUND FLOOR
567 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1319 sq.ft. (122.5 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 | | 85 |
| (69-80) C | | |
| (55-68) D | 59 | |
| (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



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