



25 LYNWOOD ROAD, REDHILL, SURREY, RH1 1JR
£612,500
FREEHOLD

***** CHARACTER FAMILY HOME IN A NO THROUGH ROAD CLOSE TO REDHILL TOWN *****

Full of period charm and numerous original features this halls adjoining, late Victorian, semi detached family home offers well proportioned accommodation and scope to extend!

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))

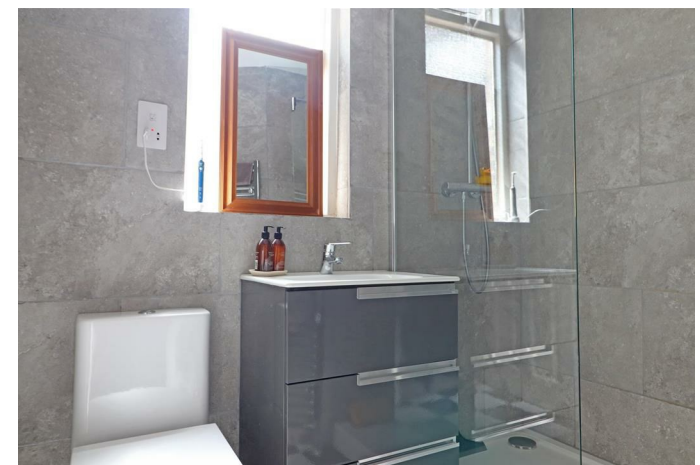
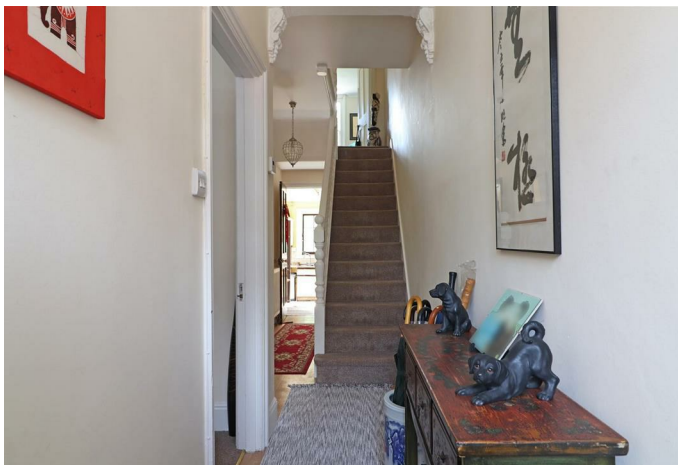
SHOWER ROOM

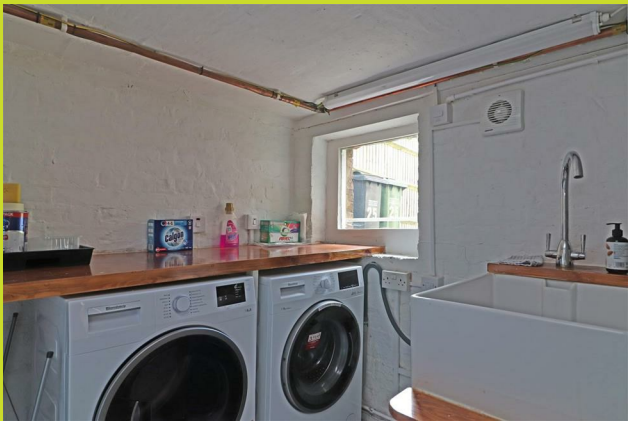
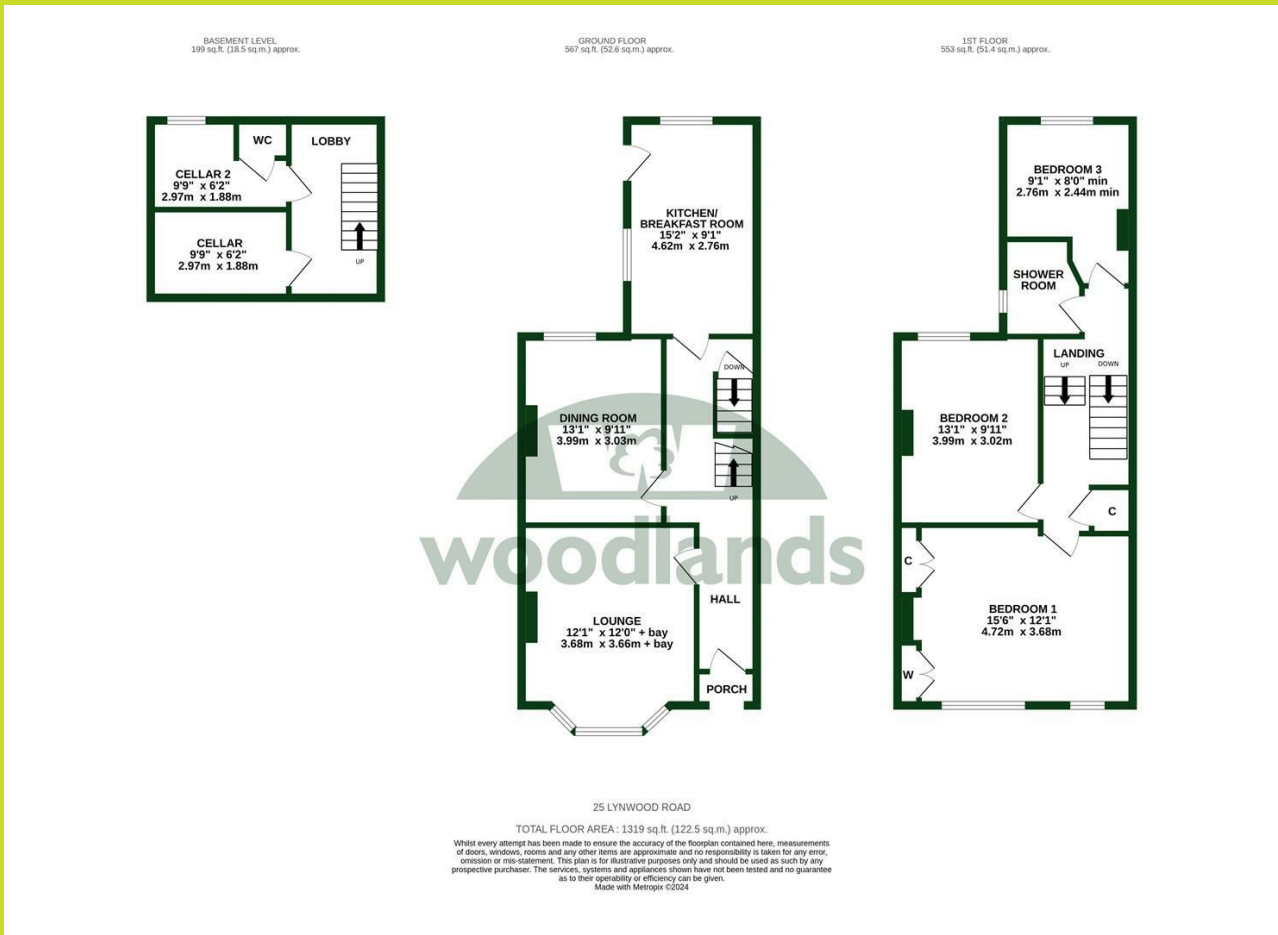
6'9 x 5'5 (2.06m x 1.65m)

GAS CENTRAL HEATING

REAR GARDEN

OFF ROAD PARKING





woodlands

OnTheMarket.com

rightmove

Zoopla

The Property Ombudsman

tsi
APPROVED CODE
TRADINGSTANDARDS.GOV.UK

naea
propertymark
PROTECTED

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

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.