



116 LONDON ROAD, REDHILL, SURREY, RH1 2JJ

**£575,000
FREEHOLD**

***** SPACIOUS HALLS ADJOINING EDWARDIAN HOME WITH THE RARE BENEFIT OF A GARAGE AND OFF ROAD PARKING *****

Built in 1902, this attractive character home has been in the same family for 46 years, and still retains a number of period features, such as fireplaces and some of the original stained glass windows. The property offers superb potential, and would make an excellent project.

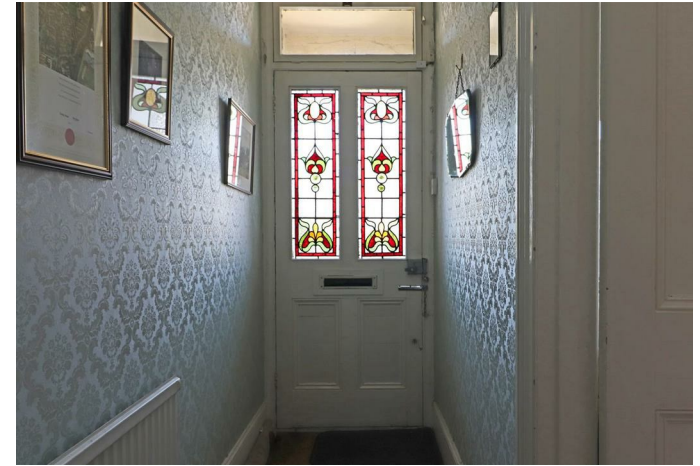
To the front you have a storm porch sheltering the front door, beyond which is a 23ft long hallway. There is a spacious living room, with a large bay window and high ceiling, then a separate dining room that has an original Adam brothers style marble fireplace, and French doors to the garden. At the rear of the house you have a breakfast room, with a side bay window overlooking the garden, and a door giving access to a cellar store room. In addition, there is a separate kitchen, with a downstairs WC and a side door to the garden. On the first floor you have a split level landing with loft access, an impressive 15ft principal bedroom, with a cast iron fireplace, window and large bay to the front, then two further double bedrooms and a shower room with a separate WC.

Outside there is off road parking and a detached garage, which measures around 26ft x 11ft, and has an up and over door to the front and a pedestrian door to the side. The garden extends to the rear and side, and measures around 50ft x 50ft, with three apple trees, and a plum tree.

Nearby there are a couple of local shops and you are conveniently positioned on the 405 bus route, which connects you to either Redhill or Croydon town centres. Redhill town centre is just half a mile away, there you will find a regular local market, a shopping centre, Sainsburys superstore, 24 hour gym and a new mutli screen cinema and leisure complex. Redhill also offers some of the best commuter links in Surrey, with frequent, direct trains to central London, as well as services to Gatwick airport, Guildford, Reading, Tonbridge and the south coast.

- EDWARDIAN HOME
- THREE DOUBLE BEDROOMS
- DOWNSTAIRS WC
- GARAGE AND PARKING
- COUNCIL TAX BAND: E
- HALLS ADJOINING
- FIRST FLOOR BATHROOM
- CELLAR STORAGE
- HALF A MILE TO TOWN
- EPC RATING: D





ROOM DIMENSIONS:

STORM PORCH

ENTRANCE HALL
22'10 x 5'3 (6.96m x 1.60m)

CLOAKROOM
4'7 x 2'11 (1.40m x 0.89m)

LOUNGE
14'6 x 12'7 (4.42m x 3.84m)

DINING ROOM
12'8 x 10'1 (3.86m x 3.07m)

KITCHEN
12'1 x 10'1 (3.68m x 3.07m)

RECEPTION THREE
10'1 x 8'9+bay (3.07m x 2.67m+bay)

CELLAR
15'5 x 6'0 (min) (4.70m x 1.83m (min))

FIRST FLOOR

LANDING
23'1 x 5'3 (7.04m x 1.60m)

BEDROOM ONE
15'11 x 12'4 (4.85m x 3.76m)

BEDROOM TWO
12'7 x 10'2 (3.84m x 3.10m)

BEDROOM THREE
11'6 x 10'2 (3.51m x 3.10m)

SHOWER ROOM
6'10 x 6'1 (2.08m x 1.85m)

SEPARATE WC
4'6 x 3'0 (1.37m x 0.91m)

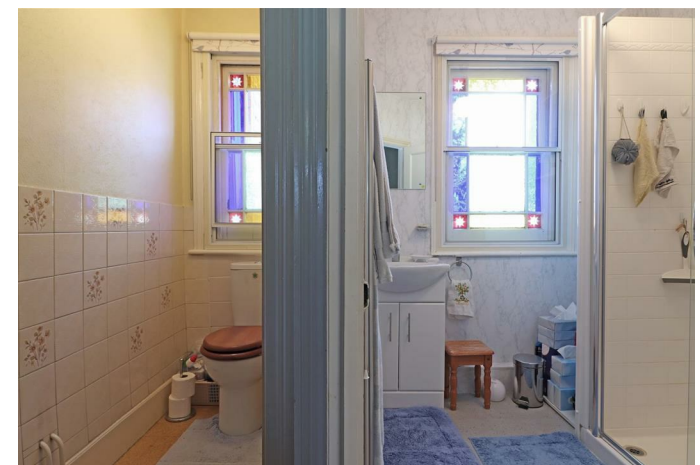
GAS CENTRAL HEATING

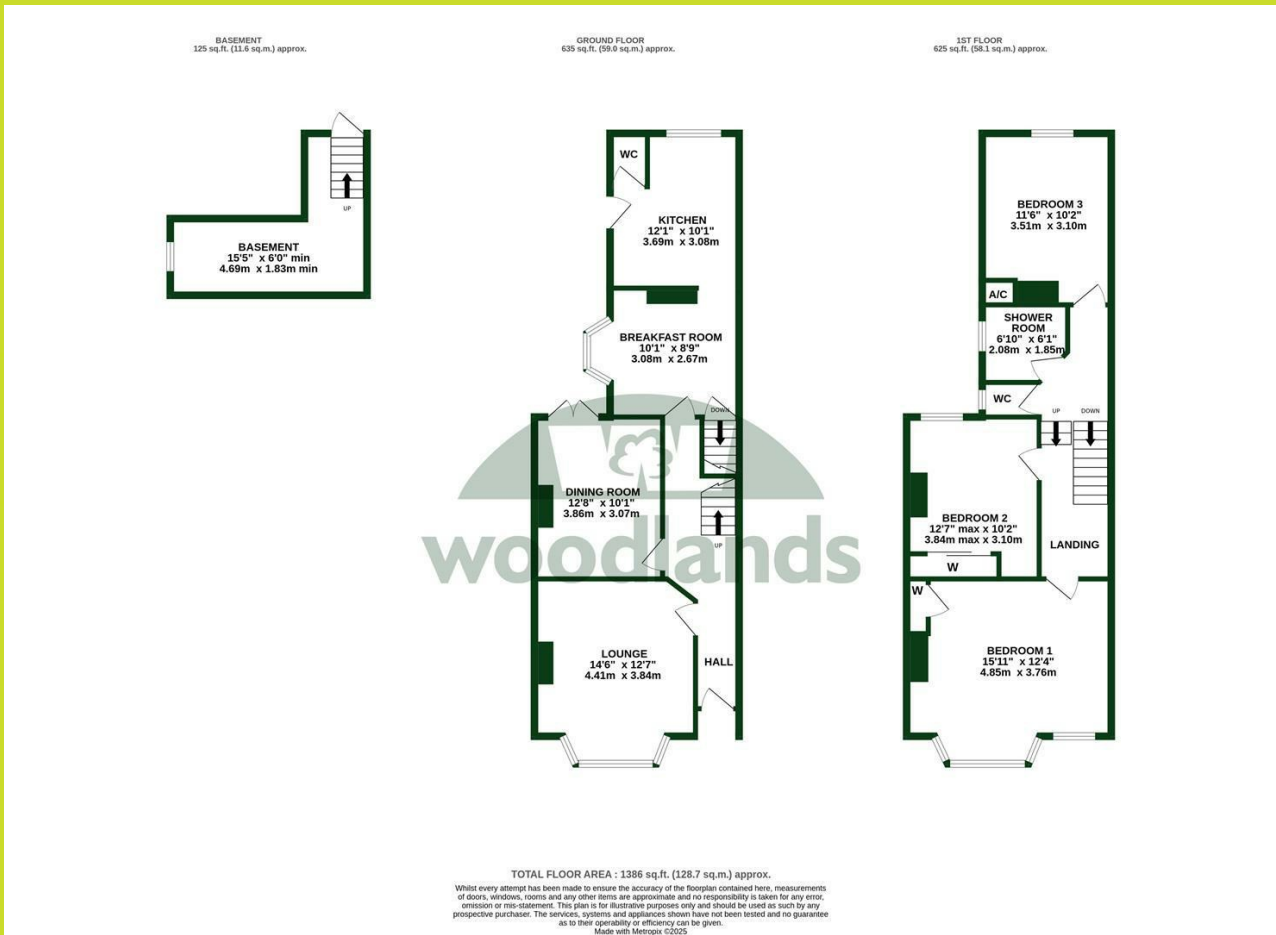
MOSTLY DOUBLE GLAZED WINDOWS

50FT X 50FT REAR GARDEN

DETACHED GARAGE
26'0 x 11'0 (7.92m x 3.35m)

OFF ROAD PARKING FOR ONE CAR






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 The Property Ombudsman

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PROTECTED

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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