





**22 COMMON ROAD, REDHILL, SURREY, RH1 6HG**

**£475,000**

**FREEHOLD**

**\*\*\* SEMI DETACHED MID VICTORIAN HOME WITH OFF ROAD PARKING AND A GREAT OUTLOOK \*\*\***

Built in the mid 1860s, this semi detached home is well located for the local shops and train station, whilst directly overlooking green space and being a short walk to Earlswood common and lakes.

To the side there is an entrance lobby with stairs to the first floor. There is a comfortable living room to the front with a bay window, you have a separate dining room with storage under the stairs and a window to the rear. Off the dining room there is a kitchen with a window and door to the side, as well as a door to the downstairs WC and utility area. On the first floor there is a landing, you have a double bedroom to the front, and then another double bedroom and a large family bathroom to the rear. In addition, there are stairs from the landing to a very handy loft room, which has a double glazed window to the side.

The property benefits from a driveway to the front, that will comfortably accommodate one large car or two smaller ones. A side access leads through to a 70ft rear garden, that is well maintained with a colourful range of plants, a timber shed and glass greenhouse.

Nearby there are some superb spots to eat, along with the aforementioned green spaces, including a children's play area. Earlswood station and the local convenience store/Post Office are just a few minutes walk away, so you have easy access to central London as well as Gatwick. You also have a selection of schools within easy reach.

- |                       |                        |
|-----------------------|------------------------|
| ■ VICTORIAN HOUSE     | ■ GREAT OUTLOOK        |
| ■ TWO DOUBLE BEDROOMS | ■ LARGE BATHROOM       |
| ■ LOFT ROOM           | ■ PARKING FOR 1/2 CARS |
| ■ 70FT GARDEN         | ■ CLOSE TO STATION     |
| ■ COUNCIL TAX BAND: D | ■ EPC RATING: E        |







#### ROOM DIMENSIONS:

##### LOBBY

3'0 x 2'6 (0.91m x 0.76m)

##### CLOAKROOM AND UTILITY

7'4 x 2'7 (2.24m x 0.79m)

##### LOUNGE

12'1 x 11'11+bay (3.68m x 3.63m+bay)

##### DINING ROOM

12'3 x 11'11 (3.73m x 3.63m)

##### KITCHEN

11'9 x 7'6 (3.58m x 2.29m)

##### FIRST FLOOR

##### LANDING

##### BEDROOM ONE

11'9 x 11'8 (3.58m x 3.56m)

##### BEDROOM TWO

9'1 x 8'10 (2.77m x 2.69m)

##### BATHROOM

11'10 x 7'6 (3.61m x 2.29m)

##### LOFT ROOM

11'0 x 11'0 (3.35m x 3.35m)

##### GAS CENTRAL HEATING

##### DOUBLE GLAZED WINDOWS

##### 70FT REAR GARDEN

##### OFF ROAD PARKING FOR 1/2 CARS

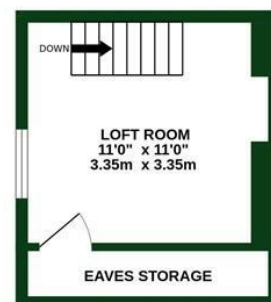
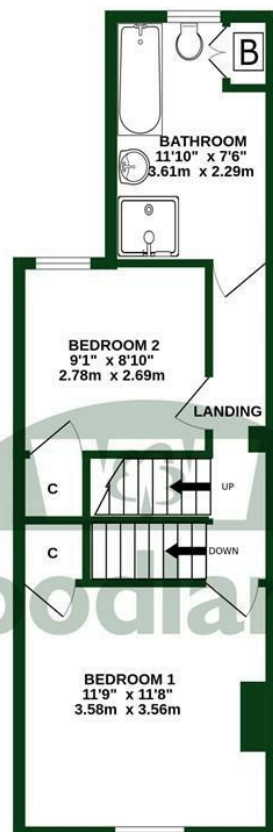
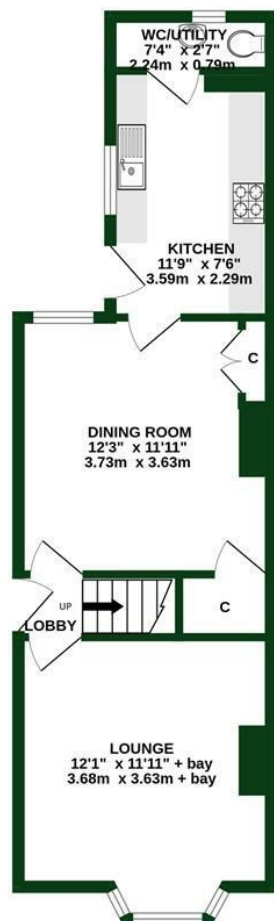


GROUND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.

1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.

2ND FLOOR  
158 sq.ft. (14.7 sq.m.) approx.

TOTAL FLOOR AREA: 1,004 SQ FT (93.3 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                                   |                         |           |
| (55-68) D                                   | 52                      |           |
| (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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