



52 VICTORIA ROAD, REDHILL, SURREY, RH1 6DX
GUIDE PRICE £375,000
FREEHOLD

***** TWO BEDROOM, END OF TERRACE VICTORIAN HOME IN THE HEART OF EARLSWOOD *****

***** NO CHAIN *****

Located only a short walk from local shops, schools and transport, this end terrace house is perfectly positioned within the lovely Earlswood area.

Through the front door you have a living room with a bay window to the front. There is a separate dining room, with storage built in under the stairs. To the rear is a fitted kitchen, with window and door to the side, and a couple of steps down into a utility room that has garden access. Upstairs there are two double bedrooms, a landing with loft access, and a large family bathroom.

Being end of terrace there is a very handy side access, which leads to a pleasant, west facing garden that is mostly laid to lawn with a patio area and a shed with power.

Nearby you have a well stocked local shop, a highly regarded school and mainline train station with services to London and Gatwick.

Redhill town centre can be found half a mile to the north, and benefits from a wide range of shops, a regular local market, multi screen cinema and additional transport services.

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|------------------------------|-------------------------------|
| ■ END TERRACE HOME | ■ NO CHAIN |
| ■ TWO BEDROOMS | ■ FIRST FLOOR BATHROOM |
| ■ WEST FACING GARDEN | ■ CLOSE TO SHOPS |
| ■ POPULAR LOCATION | ■ SCHOOLS NEARBY |
| ■ COUNCIL TAX BAND: C | ■ EPC RATING: D |





ROOM DIMENSIONS:

FRONT DOOR

LOUNGE

12'2(max) 10'9(min) x 11'0 (3.71m(max)
3.28m(min) x 3.35m)

DINING ROOM

11'0 x 10'10 (3.35m x 3.30m)

KITCHEN

9'4 x 7'0 (2.84m x 2.13m)

UTILITY ROOM

6'7 x 5'0 (2.01m x 1.52m)

FIRST FLOOR

LANDING

BEDROOM ONE

11'0 x 10'10 (3.35m x 3.30m)

BEDROOM TWO

10'10 x 8'1 (3.30m x 2.46m)

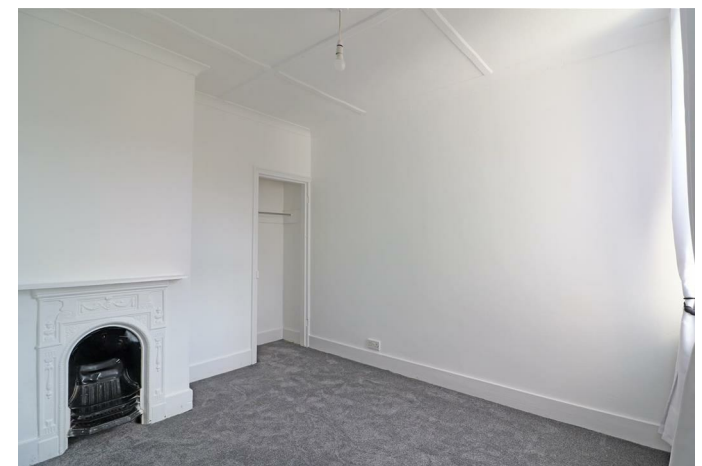
BATHROOM ROOM

9'4(max) x 7'0 (2.84m(max) x 2.13m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

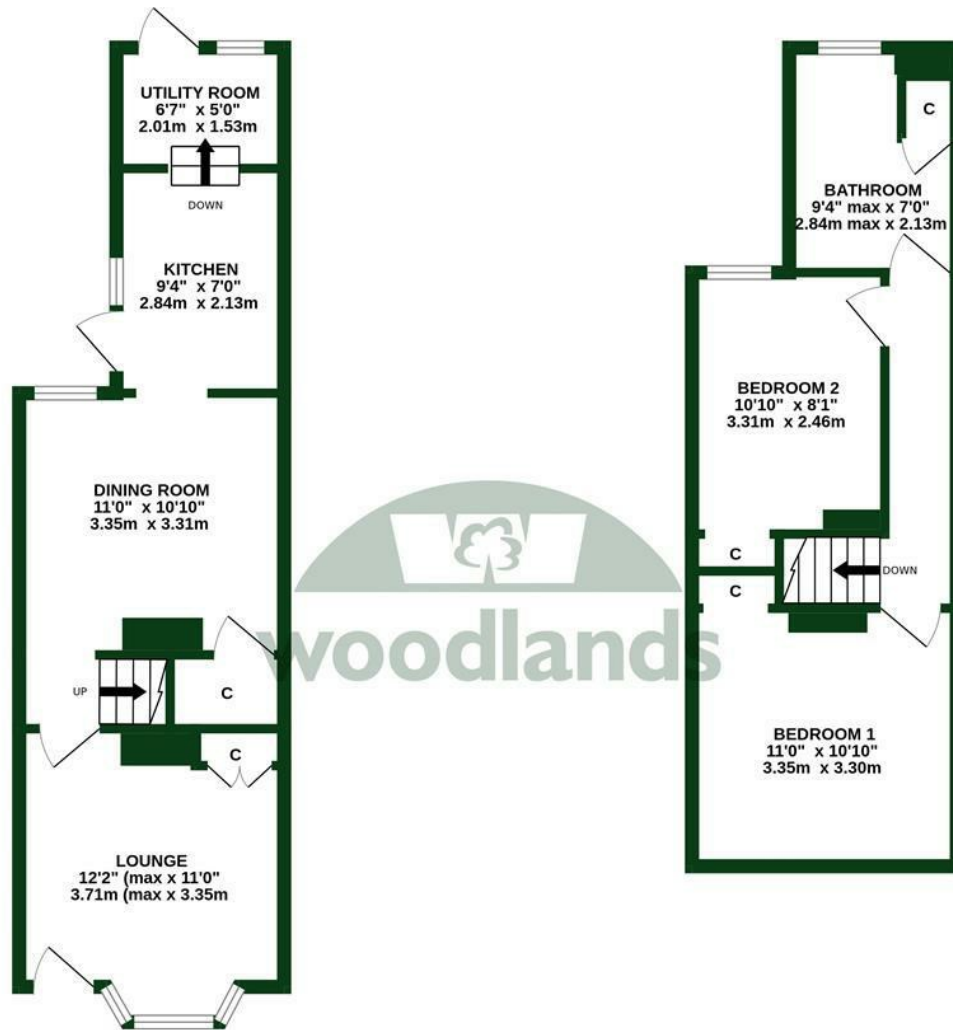
50FT REAR GARDEN



GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.

Total Floor Area 699 sq ft (64.9 sq m) approx

1ST FLOOR
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (64.9 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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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