

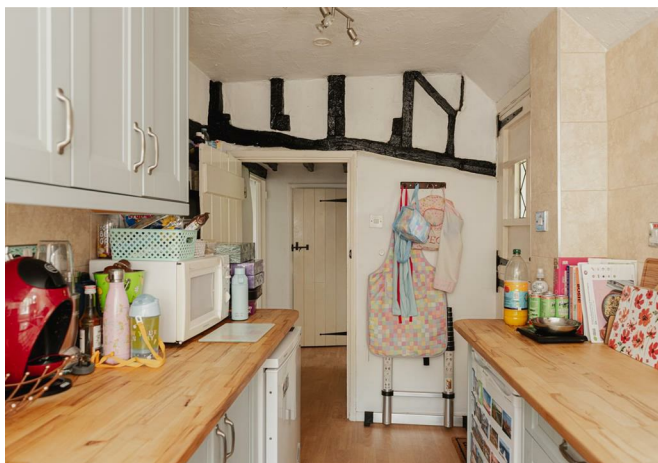


# Hooley Lane, Redhill

£475,000







“

We have enjoyed living here for almost six years, a lovely place where we have built fond memories of our growing family. Since day one we fell in love with the unique character of the house as well as the convenient location, walking distance to the recently renovated Redhill town centre and the Earlswood Common

”





Stepping foot into one of the oldest properties that Redhill has to offer, this rare to the market three bedroom detached family home is presented with such character and charm.

Immediately greeted by the beautiful frontage that this property has to offer, you immediately sense a real wow factor. Running in line with the age of this home, the historic beams are something to really admire and this is not a property that you shall find come to the market too often.

Upon entry you can either flow left to your cosy dining room or right into your beautifully presented lounge with the feature fireplace. To the rear of the ground floor, you find a downstairs WC, utility room and kitchen that all overlook your private rear garden.



Ascending to the first floor, there are three very well proportioned bedrooms which offers a sense of comfort and privacy. All bedrooms are serviced by the family bathroom on this floor.

With both front and rear gardens, you can enjoy sitting back and relaxing in the natural sun at all times of the day which makes this home a real sun trap.

Whilst benefitting from the private driveway which runs along the right side of the property, to the rear of which, you have a single garage with ample storage.

This really is a fantastic opportunity for families looking to move into the area. Located within walking distance to Redhill town centre and station, you are also just a short walk from Earlswood station.



# Need to know

- Grade II listed building
- Three spacious bedrooms
- Short walk to both Redhill and Earlswood stations
- Full of character throughout
- Private driveway with ample parking and garage
- Separate utility room on the first floor which is convenient for modern day life
- Two spacious reception rooms ideal for entertaining
- Council Tax band - D



Ground Floor

First Floor

Hooley Lane, Redhill  
Total Area: 100.6 m<sup>2</sup> ... 1083 ft<sup>2</sup>  
FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

© Still Moving London LTD (www.stillmoving.london)



## Interested?

redhill@ralphjames.co.uk  
01737 765 555

ralphjames.co.uk