



The  
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## **17 Earlswood Road, Redhill, RH1 6HE**

**Offers in excess of £500,000**

We are pleased to present this fabulous 4 bedroom detached family home.

The property has a large rear garden with a grassed area and garage and paved area, kitchen, lounge, dining room, reception room and shower room on the ground floor, on the first floor it has 4 bedrooms 3 doubles and a single with a family bathroom.

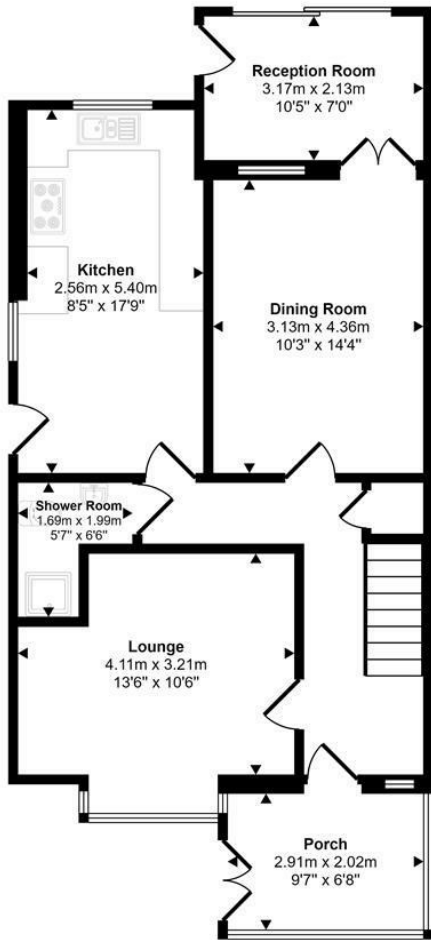
Located perfectly in the town of Redhill which has become more and more popular over recent years due its close proximity and easy commuter links into Central London which can be reached in 30 minutes.

The area is ideal for families and young people alike as it has a wide range of local attractions and activities such as, the memorial garden with a beautiful orchard and sensory garden. Shopping at The Belfry mall, the Harlequin Theatre with its cinema, comedy, and music shows, as well as a range of outdoor activities from country walks to golf and even obstacle courses.

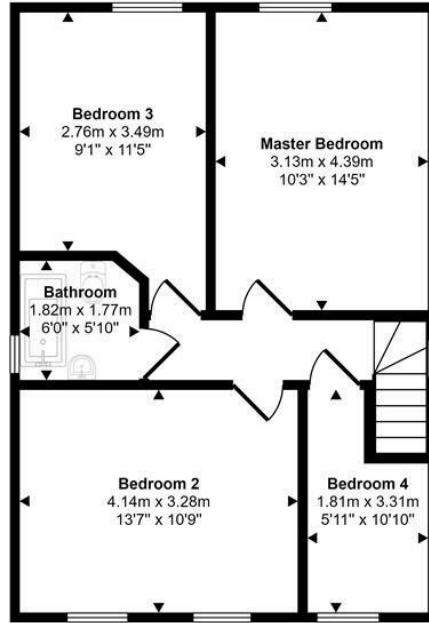
Call the office today to see how perfect this home could be for you!!



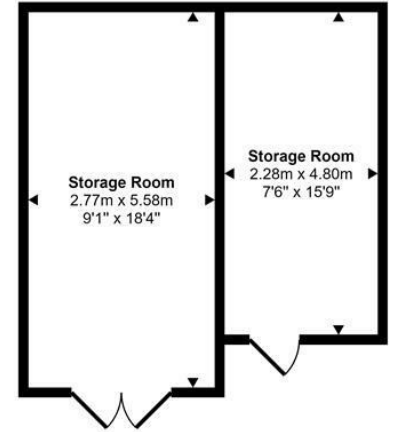
Approx Gross Internal Area  
151 sq m / 1628 sq ft



Ground Floor  
Approx 71 sq m / 760 sq ft

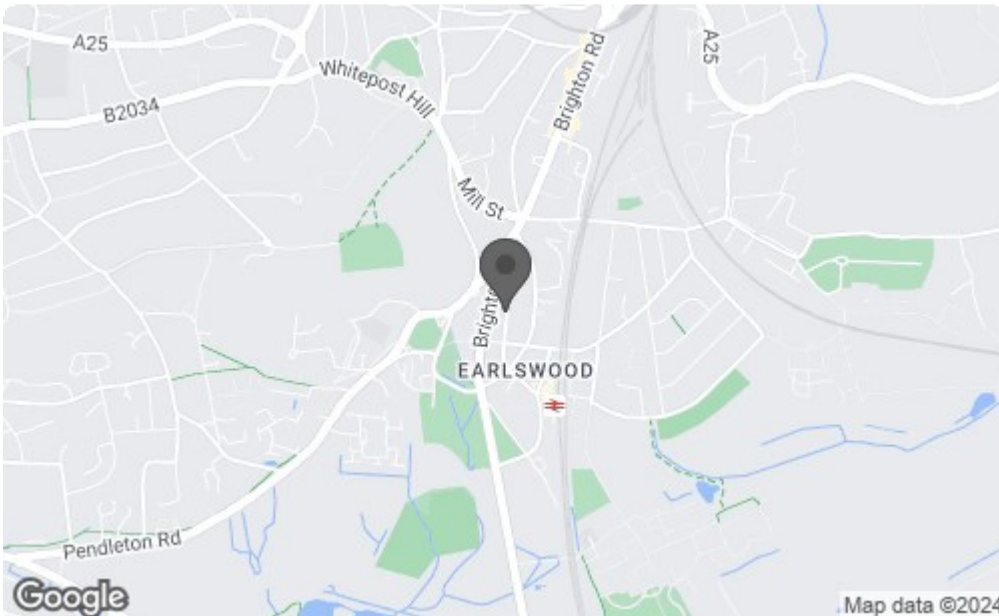


First Floor  
Approx 54 sq m / 576 sq ft



Storage Room  
Approx 27 sq m / 292 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

