





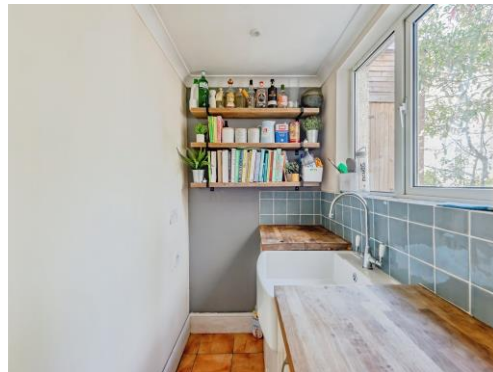
Tucked away in a sought-after residential setting, this detached character home perfectly blends period charm with modern convenience, creating an inviting retreat ideal for both relaxation and entertaining. Arranged across two well-planned floors, the property has been thoughtfully maintained and presented, offering warmth, personality and everyday practicality in equal measure.

The welcoming sitting room is centred around a beautifully positioned working fireplace, setting the tone for cosy evenings or quiet moments of calm. Beyond, the open plan kitchen/dining area forms the true heart of the home - a sociable and light-filled space designed for modern living, featuring direct access to a deep understairs storage cupboard and an adjoining utility area for added convenience.

Upstairs, there are two double bedrooms, the main of which boasts a feature fireplace and built-in storage. The bathroom continues the home's thoughtful finish with a classic white suite enhanced by modern tiling.

Outside, the walled courtyard-style garden offers a tranquil and private outdoor space - perfect for summer dining, morning coffee, or simply enjoying a moment of peace.

Positioned within easy reach of both Earlswood and Redhill train stations, the property is ideal for commuters, while the nearby town centre, local convenience shops including the popular Holborn's store, open green spaces, and highly regarded local schools all contribute to a wonderful lifestyle balance.



Ground Floor

Entrance Hallway

Sitting Room

12' 5" Max x 10' 10" (3.78m Max x 3.30m)

Kitchen/Diner

16' x 12' 4" (4.88m x 3.76m)

Utility Area

6' 3" x 4' 3" (1.91m x 1.30m)

First Floor

Landing

Bedroom One

12' 5" x 10' 10" (3.78m x 3.30m)

Bedroom Two

12' 5" x 7' 4" (3.78m x 2.24m)

Bathroom

9' 2" x 7' 11" (2.79m x 2.41m)

Outside

Courtyard Garden









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 Band: D

Tenure: Freehold

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