



25 LYNWOOD ROAD, REDHILL, SURREY, RH1 1JR
GUIDE PRICE £600,000
FREEHOLD

Full of period charm and numerous original features this halls adjoining, late Victorian, semi detached family home offer is in a superb location, has well proportioned accommodation and scope to extend!

Through the front door is a long, split level hallway which has high ceilings, ornate mouldings and access to the cellar rooms. You have a bright living room with a cast iron fireplace, then at the rear there is a separate dining room, followed by a dual aspect kitchen/breakfast room which over looks the pretty garden. Down on the lower ground floor, you have two cellar rooms which have approximately 5ft 10" ceilings. One is used for storage, as is the lower lobby, with the second room being used as a utility space that has a window to the rear and a WC.

On the first floor there is a split level landing with loft access, a very generous main bedroom to the front, complete with fitted wardrobes, a further double bedroom and then a large single bedroom and shower room to the rear.

The property has an off road parking space to the front, and residents have visitor permits for their guests.

At the rear there is a well stocked, cottage style garden with both patio and lawn areas, as well as a handy side access way from the front.

Redhill town centre can be found only a few minutes walk from the house, and offers a great selection of shops, both on the high street and within the Belfry Centre. In addition there is a 24 hour gym, a multi screen cinema and leisure complex, a wide choice of highly regarded schools and superb rail links to central London, Guildford, Gatwick and the south coast.

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|-----------------------|-----------------------|
| ■ PERIOD HOME | ■ CONVENIENT LOCATION |
| ■ THREE BEDROOMS | ■ CELLAR ROOMS |
| ■ WEST FACING GARDEN | ■ OFF ROAD PARKING |
| ■ HIGH CEILINGS | ■ CUL DE SAC |
| ■ COUNCIL TAX BAND: D | ■ EPC RATING: D |





ROOM DIMENSIONS:

ENTRANCE HALL
23'3 x 5'5 (7.09m x 1.65m)

LOUNGE
12'1 x 12'0 + bay (3.68m x 3.66m + bay)

DINING ROOM
13'1 x 9'11 (3.99m x 3.02m)

KITCHEN/BREAKFAST ROOM
15'2 x 9'1 (4.62m x 2.77m)

LOWER LOBBY
12'9 x 5'5 (3.89m x 1.65m)

WC
3'8 x 2'8 (1.12m x 0.81m)

CELLAR 1
9'9 x 6'2 (2.97m x 1.88m)

CELLAR 2/UTILITY
9'9 x 6'2 (2.97m x 1.88m)

FIRST FLOOR

LANDING

BEDROOM ONE
15'6 x 12'1 (4.72m x 3.68m)

BEDROOM TWO
13'1 x 9'11 (3.99m x 3.02m)

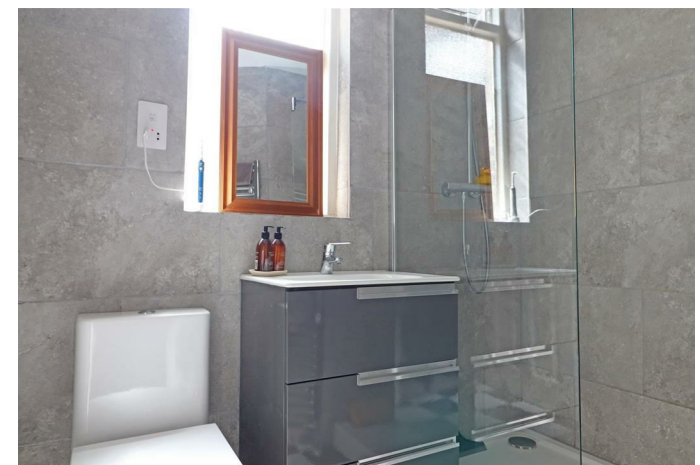
BEDROOM THREE
9'1 x 8'0 (min) (2.77m x 2.44m (min))

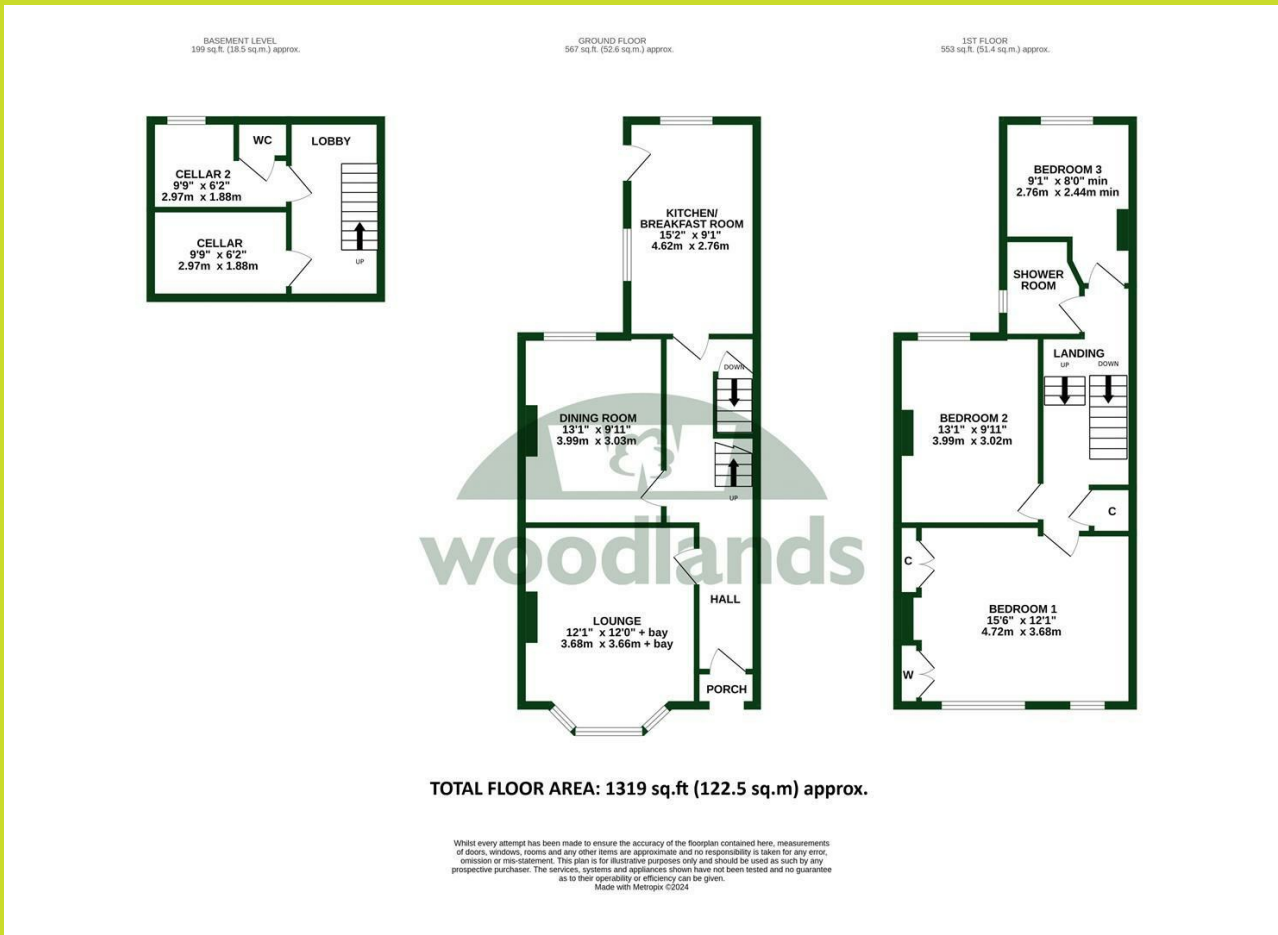
SHOWER ROOM
6'9 x 5'5 (2.06m x 1.65m)

GAS CENTRAL HEATING

45FT REAR GARDEN

OFF ROAD PARKING





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(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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