



Absolute

35



woodlands

**33 BRAMBLETYE PARK ROAD, REDHILL, SURREY, RH1 6JA**  
**£547,500**  
**FREEHOLD**

Extended family home in a superb location, overlooking fields and within easy reach of excellent schools and mainline train links to central London.

To the front there is a driveway providing off road parking, and you have a gated side access to the rear garden. There is a useful porch extension, beyond which is an entrance hall with a window to the side, a storage area under the stairs and a door to a downstairs WC. You have a large living room, with a double glazed bay window to the front and double doors that open to a dining area which has garden access and is open plan to a good size fitted kitchen. On the first floor there is a landing with a double glazed window to the side and loft access, three bedrooms, two of which being generous size doubles, and then a dual aspect family bathroom.

The house offers great scope for further extension, with a number of other houses in the road having loft conversions.

Your rear garden is a great size with an extensive lawn area and planted borders, as well as a large patio area to the rear and an outbuilding which has power and light.

Earlswood has long been a popular choice for families and commuters alike, due to the great schools, wonderful green spaces and superb transport links. In addition, there is an excellent village shop just a short walk from the house.

- EXTENDED HOME
- LARGE LOUNGE
- THREE BEDROOMS
- CLOSE TO SCHOOLS
- COUNCIL TAX BAND: D
- LOVELY AREA
- KITCHEN/DINING ROOM
- OFF ROAD PARKING
- OPPOSITE GREEN SPACE
- EPC RATING: TBC





**ROOM DIMENSIONS:**

**ENTRANCE PORCH**  
5'9 x 2'10 (1.75m x 0.86m)

**ENTRANCE HALL**  
12'0 x 5'9 (3.66m x 1.75m)

**CLOAKROOM**  
6'6 x 6'6 (1.98m x 1.98m)

**LOUNGE**  
23'5 x 10'9 (7.14m x 3.28m)

**KITCHEN/DINING ROOM**  
15'11 x 14'2(max) (4.85m x 4.32m(max))

**FIRST FLOOR**

**LANDING**  
6'5 x 6'4 (1.96m x 1.93m)

**BEDROOM ONE**  
13'1(max) x 8'9 (3.99m(max) x 2.67m)

**BEDROOM TWO**  
11'11 x 10'11(max) (3.63m x 3.33m(max))

**BEDROOM THREE**  
8'6 x 6'9 (2.59m x 2.06m)

**BATHROOM**  
9'1(max) x 5'6 (2.77m(max) x 1.68m)

**GAS CENTRAL HEATING**

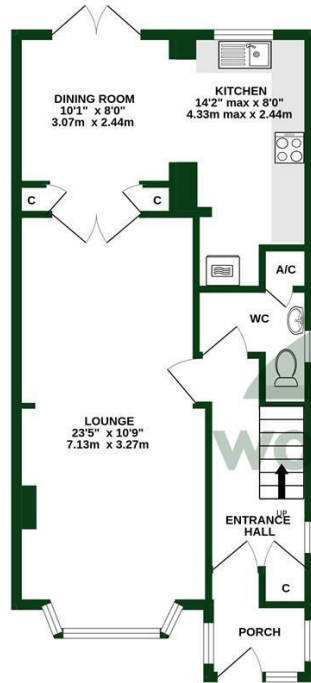
**DOUBLE GLAZED WINDOWS**

**80FT REAR GARDEN**

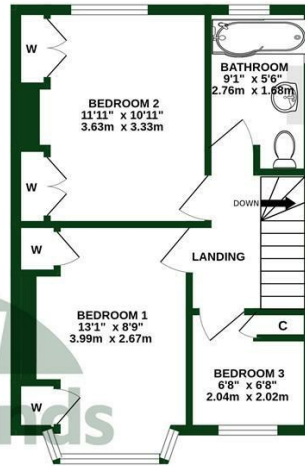
**OFF ROAD PARKING**



GROUND FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.7 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 areas 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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