



NO
PARKING
in front of
these gates



12 BRAMBLETYE PARK ROAD, REDHILL, SURREY, RH1 6JD
GUIDE PRICE £500,000
FREEHOLD

Wonderful opportunity to purchase a late 1920s home that has great scope for refurbishment and extension, as well as being in an most enviable location.

Built in the 1920s, this end of terrace house is ripe for someone with a good eye to reimagine this character property.

There are currently two reception rooms, a separate kitchen and an entrance hall with some built in storage, the width of the plot however lends itself to a side extension, either single or two storey. Upstairs there are two double bedrooms and a single bedroom, as well as a good size bathroom.

Out front there is a garden and gated driveway, with a wide side area which leads to a 40ft garden, that benefits from a south/southwesterly aspect, and both backs and sides on to extensive fields, with the imposing and historic Royal Earlswood Park building in the distance.

The house is just around the corner from Earlswood train station, making the location perfect for those who commute or simply enjoy a trip up town. In addition, there are services to Gatwick airport, ideal for the frequent traveler.

Earlswood also boasts a delightful local shop, some highly respected schools and ample public green space.

- GREAT OPPORTUNITY
- SEMI DETACHED HOUSE
- OFF ROAD PARKING
- IDEAL FOR EARLSWOOD STATION
- COUNCIL TAX BAND: D
- NO CHAIN
- SUPERB POTENTIAL
- SOUTH/SOUTH-WEST GARDEN
- BACKING ONTO FIELD
- EPC RATING: D





ROOM DIMENSIONS:

ENTRANCE HALL

14'1 x 5'5 (4.29m x 1.65m)

LOUNGE

11'11 x 10'10 + bay (3.63m x 3.30m + bay)

DINING ROOM

11'11 x 9'11 (3.63m x 3.02m)

KITCHEN

8'7 x 7'5 (2.62m x 2.26m)

FIRST FLOOR

LANDING

BEDROOM ONE

10'10 x 10'0 (3.30m x 3.05m)

BEDROOM TWO

11'10 x 9'11 (3.61m x 3.02m)

BEDROOM THREE

7'5 x 6'0 (2.26m x 1.83m)

BATHROOM

8'8 x 7'4 (2.64m x 2.24m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

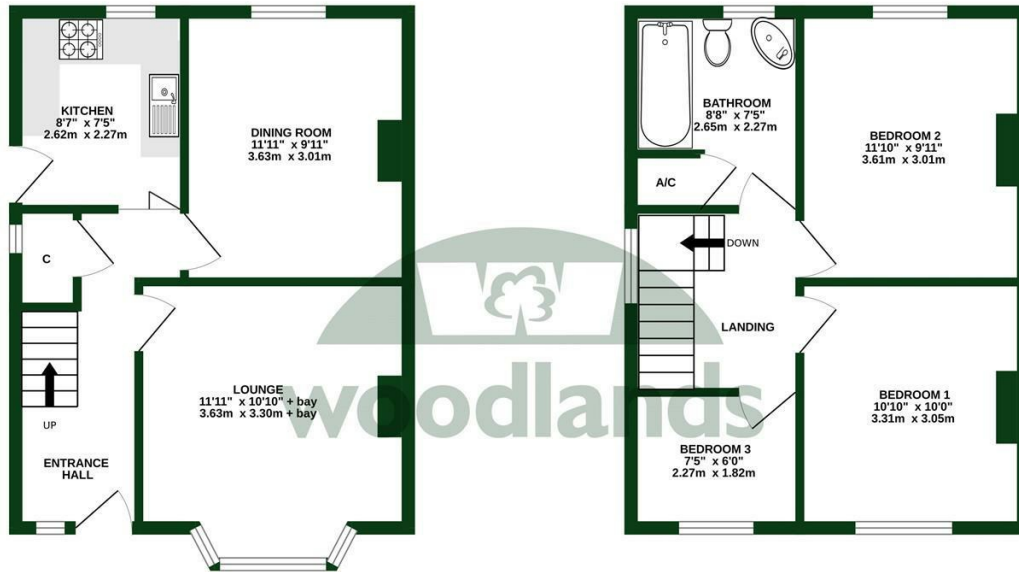
40FT GARDEN

OFF ROAD PARKING



GROUND FLOOR
399 sq.ft. (37.0 sq.m.) approx.

1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 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 items 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	72
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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