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woodlands

58 ARBUTUS ROAD, REDHILL, SURREY, RH1 6LJ

**£425,000
FREEHOLD**

Semi detached, three bedroom house needing full refurbishment, located in a popular spot, close to great schools.

Built in the 1950's, this semi detached home offers superb potential, with scope to add off road parking and also lots of potential to extend, subject to the usual permissions.

On the ground floor there is an entrance hall, with storage built in under the stairs. You have a living room to the front, and a separate dining room to the rear, which is next to the kitchen and could easily be opened up for a more fluid space. On the first floor there are three bedrooms, all of which benefit from built in storage, and there is also a landing with loft access and a shower room.

Outside you have a wide frontage, with a lawn garden and scope to add parking for several cars. To the side there is a gate which leads to a covered accessway, where there is a brick store and outside WC, as well as a door to the kitchen and a gate to the rear garden. To the rear there is around 80ft of garden, that has both patio and lawn areas, with fenced boundaries.

Nearby there are a number of wonderful green spaces, including Earlswood Lakes, with its popular cafe by the lake. You are within a short walk of Reigate School, which remains one of the area's best secondary schools, and just beyond the school there are three parades of local shops, including a traditional butchers and bakers, two Co-op locals, several food outlets, a chemist and a petrol station.

- GREAT PROJECT
- SEMI DETACHED
- ROOM TO EXTEND
- SCHOOLS NEARBY
- COUNCIL TAX BAND: D
- POPULAR AREA
- THREE BEDROOMS
- SCOPE FOR PARKING
- NO CHAIN
- EPC RATING: D





ROOM DIMENSIONS:

ENTRANCE HALL

10'7 x 7'4 (3.23m x 2.24m)

LOUNGE

13'6(max) x 13'0 (4.11m(max) x 3.96m)

DINING ROOM

10'10 x 8'9 (3.30m x 2.67m)

KITCHEN

10'8 x 9'8 (3.25m x 2.95m)

FIRST FLOOR

LANDING

BEDROOM ONE

13'6(max) x 10'2 (4.11m(max) x 3.10m)

BEDROOM TWO

12'10 x 8'9 (3.91m x 2.67m)

BEDROOM THREE

9'9(max) x 7'1 (2.97m(max) x 2.16m)

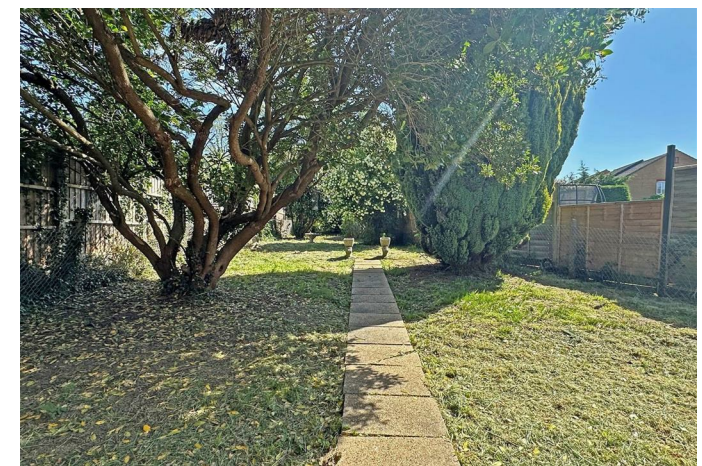
SHOWER ROOM

7'8 x 5'10 (2.34m x 1.78m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

80FT REAR GARDEN





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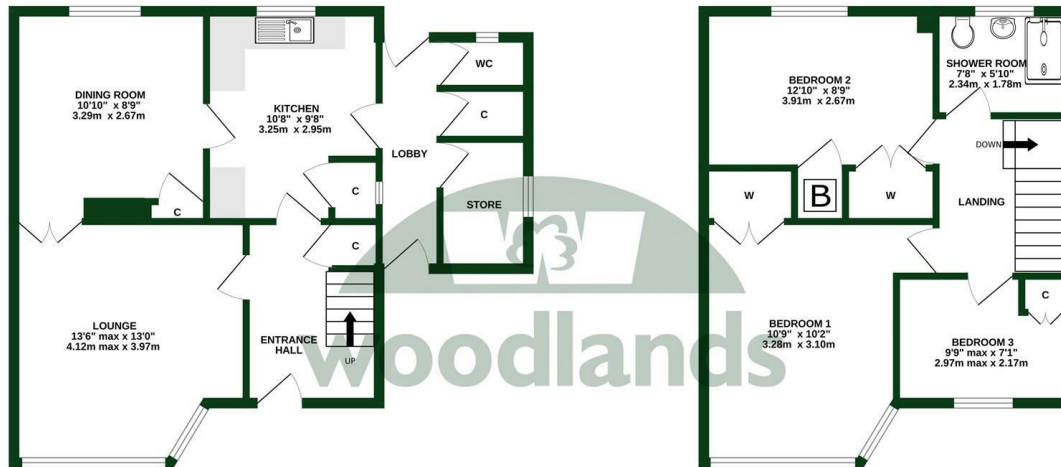
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GROUND FLOOR
586 sq.ft. (54.5 sq.m.) approx.

1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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		77
(55-68) D	65	
(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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