Absolute
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**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: D**

**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)

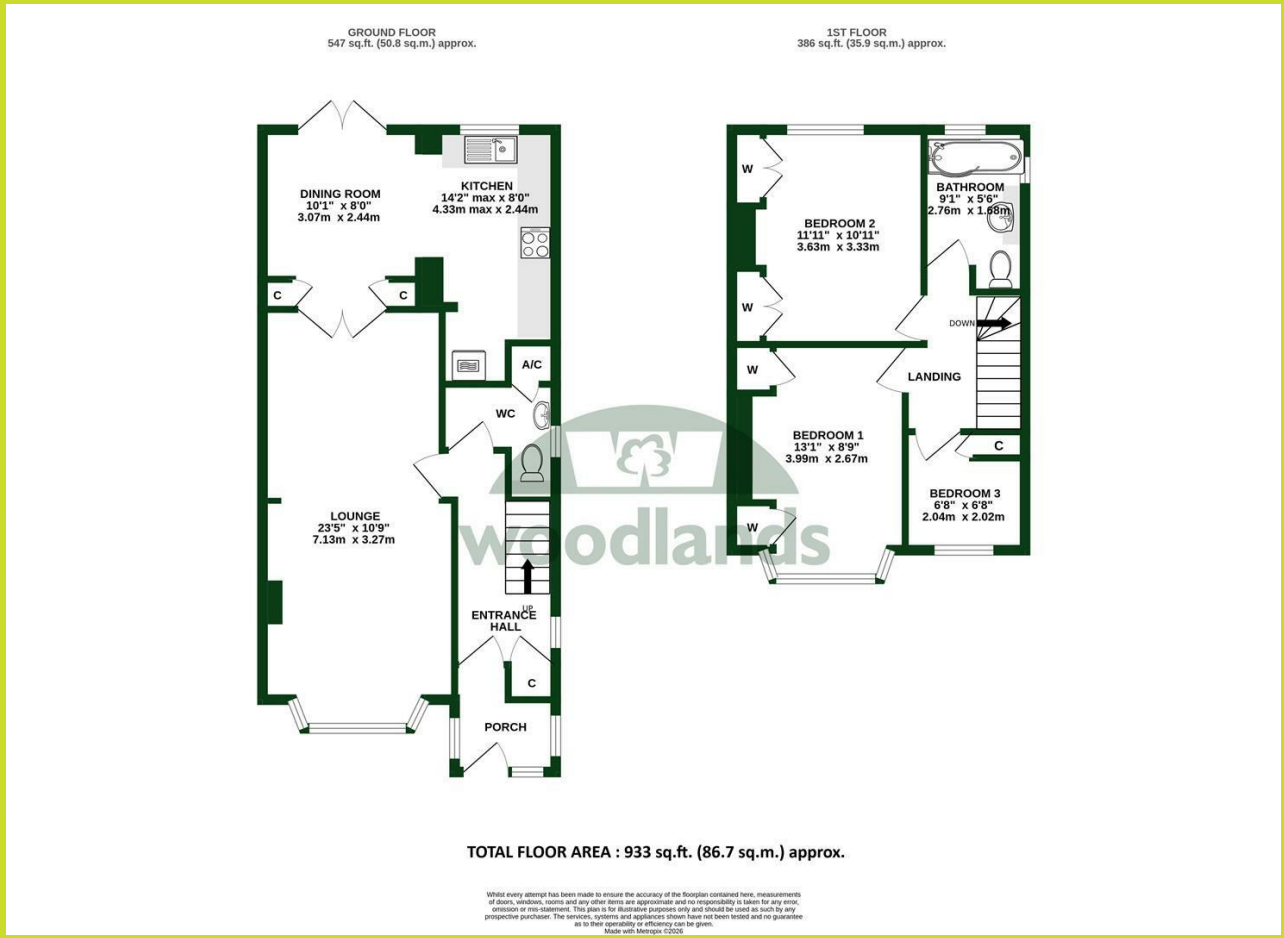
**BATHROOM**
9'1(max) x 5'6 (2.77m(max) x 1.68m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**80FT REAR GARDEN**

**OFF ROAD PARKING**



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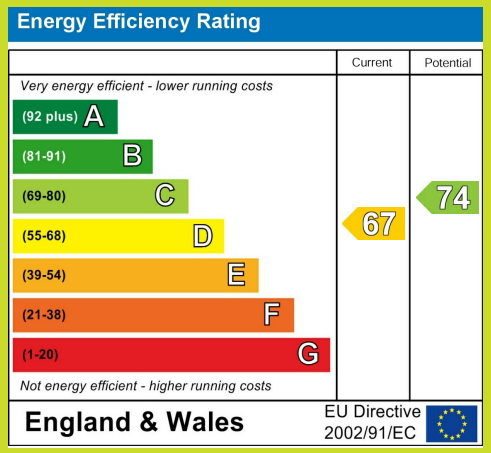


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