



*St. Johns Road RH1*

Guide Price £550,000 - £575,000

*“At Stone, we’re passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes.”*

————— *The Stone Family*



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Tucked away in one of Earlswood's most desirable streets, this charming brick-exposed, bay-fronted home perfectly balances character, practicality, and contemporary family living. From the very first glimpse, it exudes warmth and personality, with a neatly edged pathway drawing you towards the welcoming front door.

Upon entering, the eye is immediately drawn to the elegant wooden balustrade staircase, a feature that effortlessly sets the tone for the home's blend of classic charm and modern comfort. Panelled doors open onto the ground-floor reception rooms, each thoughtfully designed to maximise light and space. At the front of the house, a cosy living room provides the perfect setting for relaxed evenings or entertaining guests, while at the rear, the dining room offers views over the glorious garden, creating a natural flow between indoor and outdoor living.



The kitchen is a bright, practical space with crisp white base and eye-level units, complemented by a built-in oven, hob, and overhead extractor. From here, a useful lobby provides additional fitted storage and direct access to the rear garden, making it a functional hub for everyday life. The current owners have further enhanced the property by extending the ground floor, adding a cloakroom and an additional room with garden access. This versatile space has been a perfect retreat for their teenager, offering a sense of independence while remaining connected to the heart of the home—a feature that will appeal to modern families seeking both flexibility and harmony.

Outside, the rear garden is a serene, low-maintenance sanctuary. Perfectly proportioned for both relaxation and entertaining, it offers a peaceful setting to enjoy alfresco dining, morning coffees, or a lazy summer afternoon with a good book. A rear access gate adds convenience, while the garden's well-considered layout ensures minimal upkeep, leaving more time to savour its calm beauty. At the front, the driveway accommodates two cars, providing practical off-road parking.

Ascending the split-level landing, the first floor houses three generous bedrooms, each with fitted wardrobes that combine style with practicality. The principal bedroom is particularly impressive, stretching the full width of the house and offering a tranquil haven bathed in natural light. A family bathroom completes this thoughtfully arranged upper floor, providing ample space and comfort for all members of the household.







The property's location on St Johns Road is ideal for families, with a wealth of excellent schools within easy reach. Local primary and secondary schools are highly regarded, making the morning school run straightforward and stress-free. For those seeking further education options, there are also well-established independent schools and sixth-form colleges nearby, ensuring a full spectrum of quality education just moments from your doorstep.

Transport links from Earlswood are excellent, combining convenience with connectivity. Earlswood railway station is a short walk away, offering regular services to London and the surrounding towns, while major road links provide effortless access to the M25 and other key commuter routes. Whether heading into the city for work or exploring the wider Surrey and West Sussex countryside at the weekend, getting around is simple and efficient.

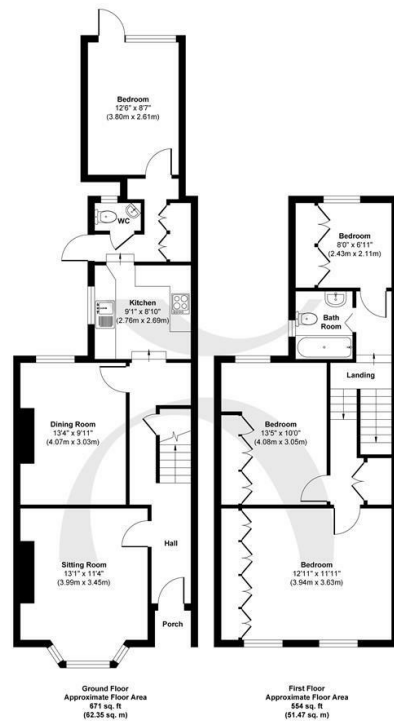
For leisure and recreation, the area boasts an abundance of green spaces and amenities. The nearby Earlswood Lakes and surrounding parkland provide scenic walking routes, cycling paths, and opportunities for boating and fishing, perfect for family days out or quiet moments in nature. In addition, local shops, cafés, and restaurants offer everything needed for daily life, while larger shopping centres and leisure facilities are just a short drive away. Earlswood combines the charm of a tranquil, suburban setting with the practicality of modern living, making it a highly desirable place to call home.











**Approx. Gross Internal Floor Area 1225 sq. ft / 113.82 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

**STONE**

## The Details

- Handsome brick-exposed, bay-fronted family home
- Thoughtfully extended ground floor accommodation
- Split-level landing adding interest and character upstairs
- Rear access gate adding practicality and ease
- Driveway providing off-road parking for two vehicles
- Useful lobby area providing additional fitted storage
- Glorious rear garden designed for low maintenance enjoyment
- Earlswood station within easy reach for commuters

Size  
Approx 1225.00 sqft

Energy Performance Certificate (EPC)  
Rating D

Council Tax Band  
D



STONE

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