



Brambleye Park Road, Redhill RH1 6JA


**barnard
marcus**

welcome to

Brambletye Park Road, Redhill

A three bedroom family home set in this popular road that has been in the family many years!

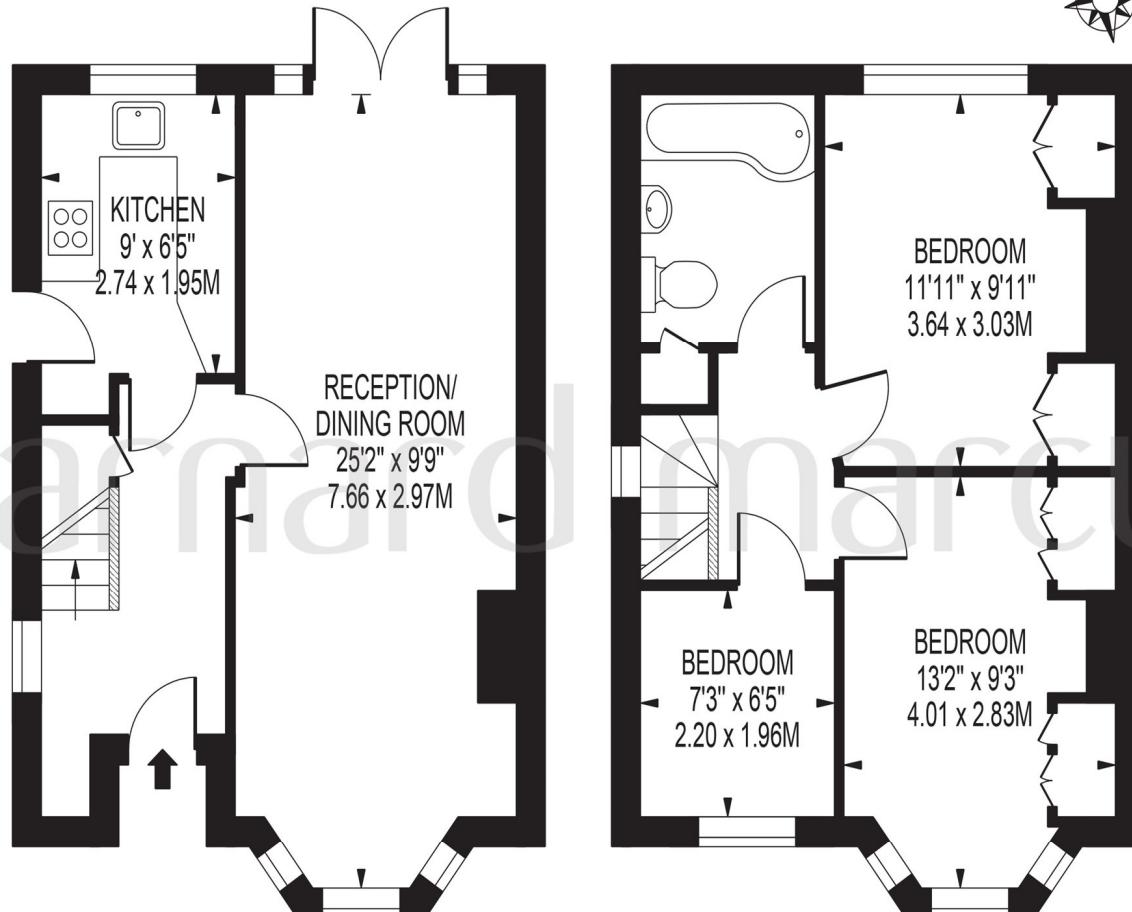
Earlswood does have it all, two good schools in Earlswood Juniors and Infants, a train station with regular trains up to London and various shops and amenities including Holborn's convenience store. For those with older children, there is The Carrington School, St Bede's School, Royal Alexandra and Albert School, Reigate School and many more. Once you step through the front door the ground floor offers, bright entrance hallway, 25ft lounge/dining room and fitted kitchen. On the first floor you have the recently completed family bathroom, and three bedrooms two of which have built-in cupboards and views of parkland from the front. The rear garden with gated side access has scope to extended STPP. If you are green fingered you can grow your own vegetables as the current owners does. The garden has excellent space for entertaining and for children to play. To the front you have off street parking for two cars. Earlswood mainline station is less than a five-minute walk away so those that need to commute will favour this location.

Nearby, Reigate is a bustling market town providing a comprehensive range of local shops, independent boutiques and high-end retailers. There is a great variety of restaurants and coffee shops. Redhill Town Centre and 'The Light' development has brought a six-screen premium cinema offering a wide choice of films and events for everyone to enjoy.



BRAMBLETYE PARK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 748 SQ FT - 69.50 SQ M



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THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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welcome to

Brambletye Park Road, Redhill

- Off street parking
- Scope to extend subject to planning
- Close to excellent schools
- Earlswood train station is within a 5 minute walk
- Front and rear windows have been replaced in the last 7 years as have the external doors

Tenure: Freehold EPC Rating: E

Council Tax Band: D

guide price

£500,000



view this property online barnardmarcus.co.uk/Property/RDH101399

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
RDH101399 - 0019

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Please note the marker reflects the postcode not the actual property

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