



**8 ST. JOHNS ROAD, REDHILL, SURREY, RH1 6HT**  
**£400,000**  
**FREEHOLD**

This delightful halls adjoining Victorian period home is seeking a new owner to love it as much as the current one. Having been a long-term family home it's time for a new owner to inject their own style & character to rejuvenate this property and enhance the original character with a modern twist.

The location is ideal for all buyers, set in the heart of Earlswood which has a strong community, it's close to highly regarded local schools, the mainline train station with its commuter links to London, and the local amenities including Holborns general store, takeaways and post office. The house is also only a stone's throw from Earlswood Common with its two lakes and beautiful walks for your own exercise or to wear out the kids or the dog!

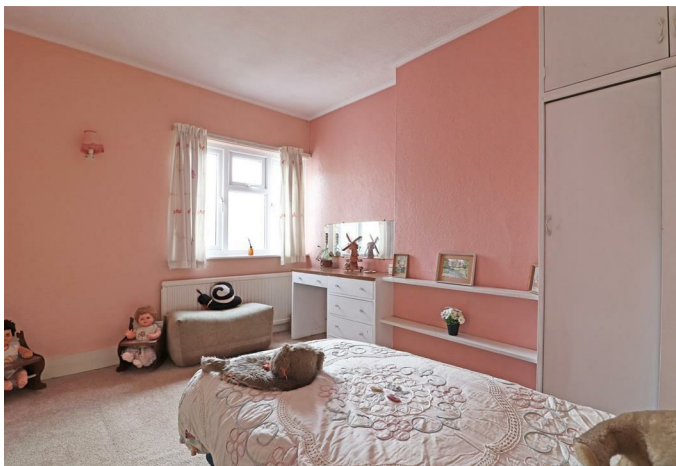
The house is a classic Victorian style which in the past has been adapted into a bright 27ft open plan lounge / dining room with a bay window to the front. At the rear this leads through into the separate kitchen/breakfast room which being handmade by the seller's family has stood the test of time. Upstairs are two large double bedrooms and a family bathroom with space for both a bath and shower cubicle, there is also a separate WC.

Whilst dated in its style, the house has been cared for over the years, and is centrally heated as well as double glazed. There is also the added bonus that the slate roof was replaced around 5 years ago. Outside at the front there is an off road parking space and planted garden, the side passage leads to the rear garden which extends to approximately 55ft and has a patio area with steps up to the lawn.

A visit is recommended to get a first hand feel of what the property offers, but don't delay as these kind of homes always move fast!

- HALLS ADJOINING SEMI
- TWO DOUBLE BEDROOMS
- SCOPE TO MODERNISE
- CLOSE TO EARLSWOOD STATION
- COUNCIL TAX BAND: D
- NO CHAIN
- UPSTAIRS BATHROOM
- 55FT GARDEN
- OFF ROAD PARKING
- EPC RATING: E





## ROOM DIMENSIONS:

### ENTRANCE HALL

### LOUNGE

12'6 x 11'2 (3.81m x 3.40m)

### DINING ROOM

25'6 x 11'1 (7.77m x 3.38m)

### KITCHEN

12'2 x 9'0 (3.71m x 2.74m)

### FIRST FLOOR

### BEDROOM ONE

14'8 x 12'6 (4.47m x 3.81m)

### BEDROOM TWO

12'8 x 9'8 (3.86m x 2.95m)

### SEPARATE WC

### BATHROOM

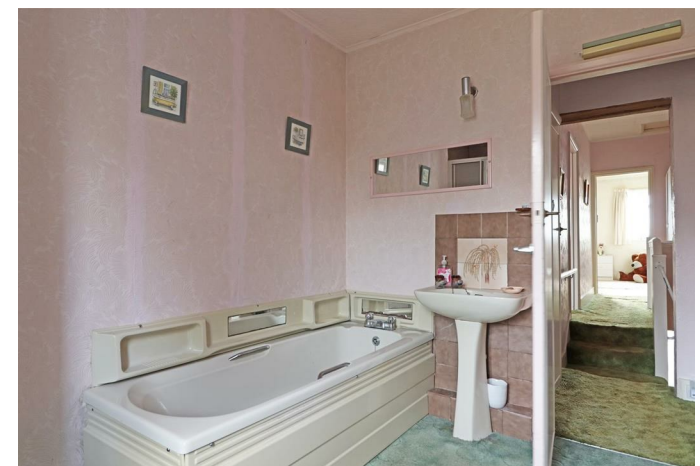
9'1 x 8'11 (2.77m x 2.72m)

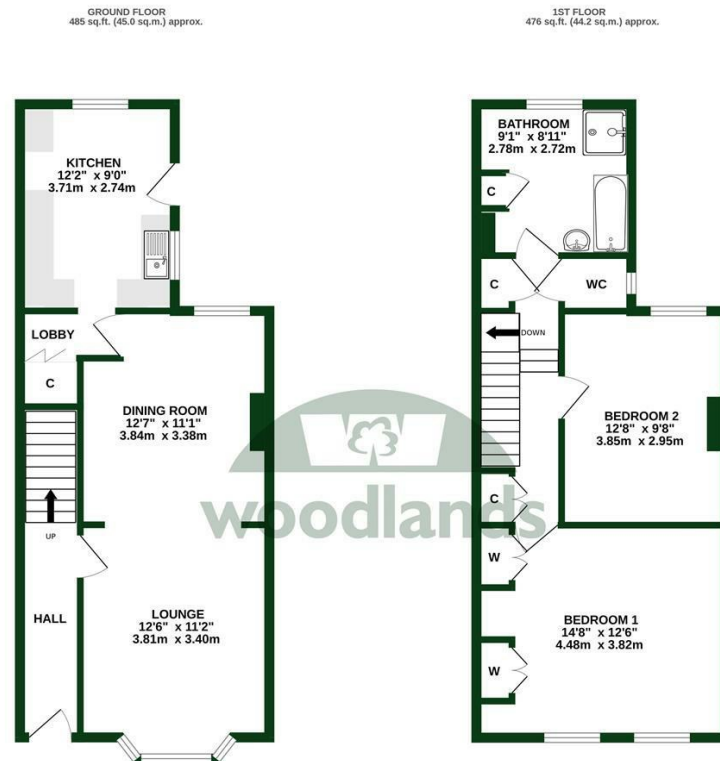
### GAS CENTRAL HEATING

### DOUBLE GLAZED WINDOWS

### 55FT REAR GARDEN

### PARKING FOR ONE CAR





**TOTAL FLOOR AREA: 961 sq.ft. (89.3 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 for any prospective purchaser. The services, fixtures 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               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           | <b>78</b>               |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            | <b>42</b> |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC |

**To view this property please call 01737 771777**

**www.woodlands-estates.co.uk**

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