



MONOCHROME | HOMES

Guide price £425,000

Earlsbrook Road, Redhill, RH1 6DP

# Property Summary

## OVERVIEW

Chain Free! This charming split-level period property combines character features with stylish modern finishes, private rear garden. Ideally located within easy reach of Earlswood mainline railway station.

### Accommodation

This stunning period home combines character features with modern finishes and is ideally located near Earlswood mainline station. The property offers a bright sitting room with a large bay window and wood-burning fireplace, along with a modern kitchen and dining room overlooking the rear garden. There are two double bedrooms, including a principal bedroom with an en suite, a stylish family bathroom, and a versatile loft room. Outside, there is a private rear garden.

### Location

Earlsbrook Road in Redhill is a well-located residential road within easy reach of Redhill town centre and the mainline station, offering fast links to London and Gatwick. The area benefits from local shops, good schools, nearby green spaces and excellent road connections via the A23 and M25.

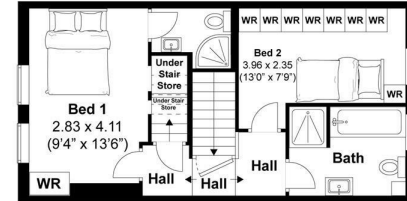
### Disclaimer

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

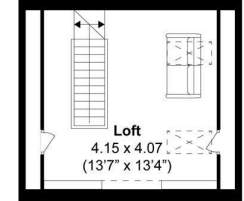
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."

### Earlsbrook Road, Redhill

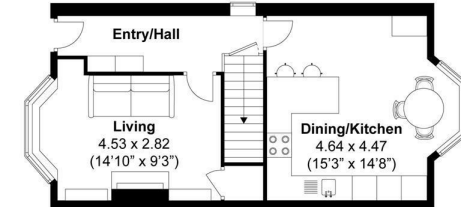
Approximately 108.3 sqm (1166 sqft)



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



**Disclaimer:**  
The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.



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>75</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>54</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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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