



woodlands
01332 77777
for sale



102 BRAMBLETYE PARK ROAD, REDHILL, SURREY, RH1 6EJ
£700,000
FREEHOLD

A detached bay fronted family home available with no onward chain, and flexible accommodation that could be adapted to an annexe set up for a family member or rental, as well as delightful south westerly rooftop views.

Entering through the porch the first thing to strike you is the space of the entrance hall, it's truly unique for this type of property making it not only immediately welcoming but brings such practicality for a busy family's comings & goings, with the large storage cupboards, cloakroom and plenty of natural light.

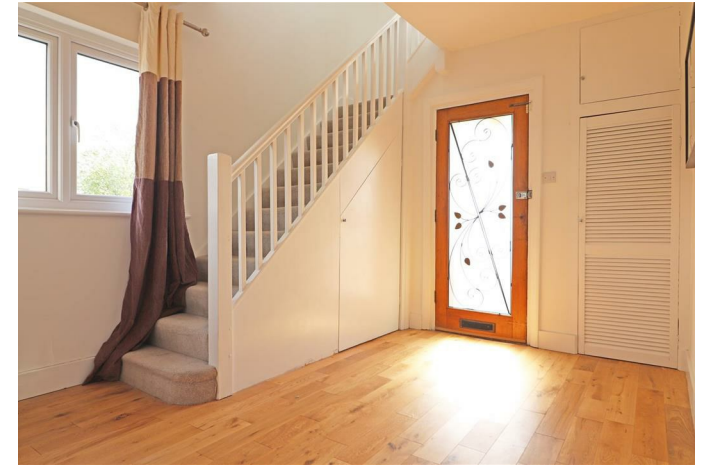
The downstairs space throughout the house is exceptional, with well proportioned rooms and numerous features including stripped wood doors, high ceilings, and fireplace. The 14ft lounge has a sweeping bay window flooding the room with light and there's plenty of space for the family to spend evenings together. The rear of the house has the sought after open plan kitchen/dining/living space for the functional day to day lifestyle with doors opening out onto the garden. The third reception room could be a playroom, home office, or a self contained living space for an older child, au pair or elderly parent. This room is currently accessed from the rear lobby but the original hallway door is still in situ and could be re-instated. Adjacent to it are the downstairs shower room & utility along with the rear door that could be an independent entrance.

As you head up the stairs you are met by a large landing area and the outstanding rooftop views extending out to the south west. Three of the four bedrooms are double's with bedrooms one and two to the rear, the third bedroom at the front benefits from the bay window and views. The family bathroom has both a fitted shower cubicle and contemporary bathtub as part of the white suite.

Outside the landscaped rear garden is fully fenced with a side access gate. There is a large lower patio & lawn, with steps upto the rear sun terrace. The front is landscaped with parking for two cars.

- **DETACHED FAMILY HOME**
- **22FT KITCHEN/DINER**
- **FOUR BEDROOMS**
- **OFF ROAD PARKING**
- **COUNCIL TAX BAND: E**
- **NO CHAIN**
- **PLAYROOM/THIRD RECEPTION**
- **GREAT VIEWS**
- **40FT REAR GARDEN**
- **EPC RATING: D**





ROOM DIMENSIONS:

STORM PORCH

ENTRANCE HALL
10'9 x 9'10 (3.28m x 3.00m)

CLOAKROOM

LOUNGE
14'10 x 11'11 (4.52m x 3.63m)

KITCHEN/DINER
22'4 x 15'4 (6.81m x 4.67m)

PLAYROOM
10'0 x 9'3 (3.05m x 2.82m)

SHOWER ROOM
3'10 x 3'8 (1.17m x 1.12m)

UTILITY ROOM
3'8 x 2'9 (1.12m x 0.84m)

FIRST FLOOR

LANDING

BEDROOM ONE
12'8 x 11'11 (3.86m x 3.63m)

BEDROOM TWO
10'0 x 9'2 (3.05m x 2.79m)

BEDROOM THREE
11'11 x 8'5 (3.63m x 2.57m)

BEDROOM FOUR
11'11 x 6'4 (3.63m x 1.93m)

BATHROOM
8'4 x 6'7 (2.54m x 2.01m)

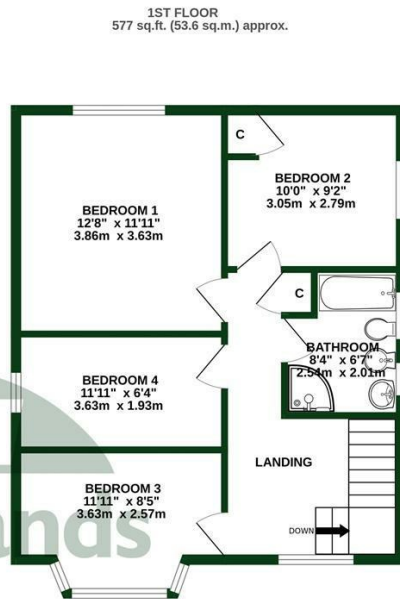
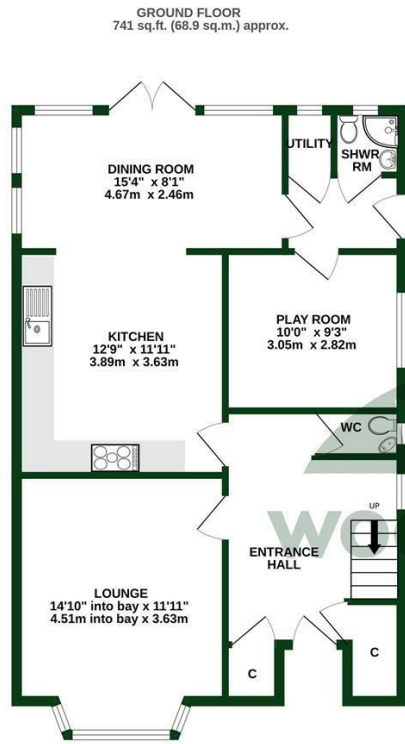
GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

40FT GARDEN

OFF ROAD PARKING FOR TWO CARS





TOTAL FLOOR AREA : 1318 sq.ft. (122.5 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 by any prospective purchaser. The services, systems 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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