woodlands

124 EARLSBROOK ROAD, REDHILL, SURREY, RH1 6HZ
£775,000
FREEHOLD

Impressive character home, with a delightful blend of period charm and contemporary spaces, coupled with off road parking and a stunning rear garden.

This house has been much loved by the current owners over the last 23 years, and during that time has been tastefully extended to provide an exceptional amount of space.

On the ground floor there is a storm porch which leads you through to a long, split level hallway, which has a WC and access to the basement storage area which has plumbing and is used as a utility area. At the front of the house there is a living room with a large bay window, fireplace and high ceilings. You have a separate reception area, ideal for a play room or study, then at the rear of the house is an impressive, space that combines a fitted kitchen, breakfast area and steps down to a superb, dual aspect family/dining room, with both sliding and bi-fold doors to the garden. On the first floor there is a split level landing, three double bedrooms, a family bathroom with both a stylish bath and fitted corner shower, and a dressing room/study. Up on the second floor you have a large, dual aspect principal bedroom, with an en-suite shower room and some great views across Earlswood.

To the front there is off road parking for two cars, as well as an EV charging point, a side access connects you to the beautiful rear garden, that has a secluded courtyard area, an extensive patio that lets onto a large lawn garden, with well stocked borders and an outbuilding at the foot of the garden, which is currently used as a home office. There is also a solar panel system on the roof with battery storage.

Nearby you have the benefit of some excellent schools, a mainline train station that offers links to central London, Gatwick and the south coast, some lovely green spaces and walk, as well as Holborn's village store, which has become a much loved feature of the area.

- **HANDSOME PERIOD HOME**
- **FOUR DOUBLE BEDROOMS**
- **40FT KITCHEN/DINING/FAMILY ROOM**
- **100FT GARDEN**
- **COUNCIL TAX BAND: E**
- **IMPRESSIVE SPACE**
- **BATHROOM AND ENSUITE**
- **PARKING AND EV CHARGING**
- **SUPERB LOCATION**
- **EPC RATING: D**

ROOM DIMENSIONS:

GROUND FLOOR:

ENTRANCE HALL
27'9 x 5'8 (8.46m x 1.73m)

CLOAKROOM
3'8 x 3'2 (1.12m x 0.97m)

LOUNGE
14'4 x 11'8 (4.37m x 3.56m)

KITCHEN/DINING/FAMILY ROOM
40'10 x 9'10 (12.45m x 3.00m)

SECOND RECEPTION ROOM
13'11 x 9'6 (4.24m x 2.90m)

FIRST FLOOR

LANDING

BEDROOM TWO
14'5 x 10'6 (4.39m x 3.20m)

BEDROOM THREE
14'0 x 9'7 (4.27m x 2.92m)

BEDROOM FOUR
11'10 x 10'0 (3.61m x 3.05m)

STUDY
8'7 x 4'9 (2.62m x 1.45m)

BATHROOM
10'2 x 6'4 (3.10m x 1.93m)

SECOND FLOOR:

BEDROOM ONE
21'4 x 15'7 (6.50m x 4.75m)

ENSUITE SHOWER ROOM
9'1 x 2'10 (2.77m x 0.86m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

100FT REAR GARDEN

PARKING WITH EV CHARGER

SOLAR PANELS

BASEMENT 1
13'7 x 5'8 (4.14m x 1.73m)

BASEMENT 2
16'7 x 5'8 (5.05m x 1.73m)

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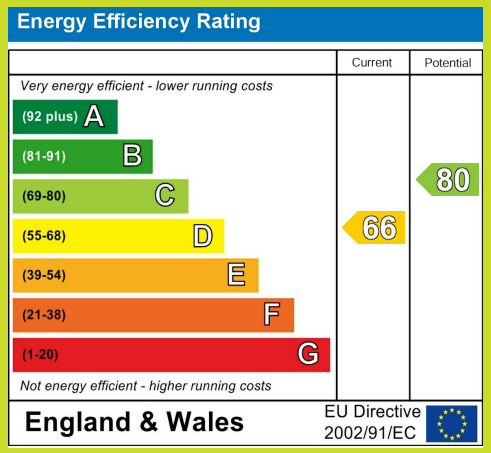

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