



# Hanworth Road, Redhill

£425,000





A generously extended three-bedroom semi on a popular Earlswood road, offering a large south-facing garden, excellent parking, and superb potential just moments from the station and nature walks.





Well positioned on a popular residential road in Earlswood, this semi-detached home immediately stands out for its generous footprint and the potential it offers. Having already benefitted from a double-storey rear extension, the hard work has been done, leaving the next owner free to focus on modernising and adding their own style.

Inside, the layout unfolds with an easy sense of space. The living room sits at the front of the house, warm and welcoming, while a second reception room provides that all-important flexibility — ideal as a family room, formal dining room or playroom. The extended kitchen/diner spans the full width of the rear, creating a bright, social space that opens directly onto the garden and becomes the natural hub of daily life.

Upstairs, the extension continues to work in your favour. There are three well-proportioned bedrooms, including two comfortable doubles, with the third room lending itself perfectly to a nursery, child's bedroom or dedicated workspace. A family bathroom completes the first floor.

The garden is a highlight south-facing haven that catches the sun and offers endless scope for landscaping, entertaining or simply enjoying the outdoors. There is also a separate garage to the rear, ideal for storage or future conversion, and the driveway at the front provides parking for multiple cars.

The location combines convenience with lifestyle appeal. Earlswood train station is within easy walking distance, offering direct links into London for commuters. Nature lovers have scenic walks quite literally on their doorstep, while both Redhill and Reigate are only a short drive away, with their mix of shops, boutique cafés, pubs and restaurants.

The property is entirely liveable as it stands but ripe for renovation, giving you the chance to refresh and reimagine the interiors without having to consider extending.



## Need to know

- Double-storey rear extension provides significantly more living space than typical homes on Hanworth Road.
- Large south-facing garden with huge potential for landscaping.
- No Chain.
- Two generous reception rooms providing flexible living and working space.
- Separate garage plus driveway parking for multiple cars.
- Walking distance to Earlswood train station with direct links into London.
- Peaceful and popular residential road close to parks, nature walks and Earlswood Lakes.
- Short drive to Redhill and Reigate for shops, cafés, pubs and restaurants.
- Liveable condition with excellent scope to renovate and personalise throughout.
- Council Tax Band D and EPC Rating D.



## Interested?

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Ground Floor

First Floor

Hanworth Road, Redhill

Total Area: 94.9 m<sup>2</sup> ... 1021 ft<sup>2</sup> (excluding garage)

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