



Earlsbrook Road, Earlswood, Redhill, RH1

HOUND & PORTER
FIND A HOUSE. MAKE IT HOME

Earlsbrook Road, Earlswood, Redhill, RH1

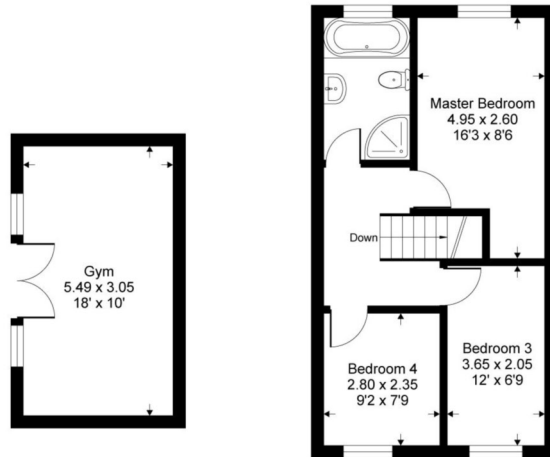


- Victorian home arranged over three floors
- Close proximity to Earlswood train station
- Updated bathroom & downstairs w.c
- Home Gym/Office
- Off street parking for two cars
- Two/three flexible Reception Rooms

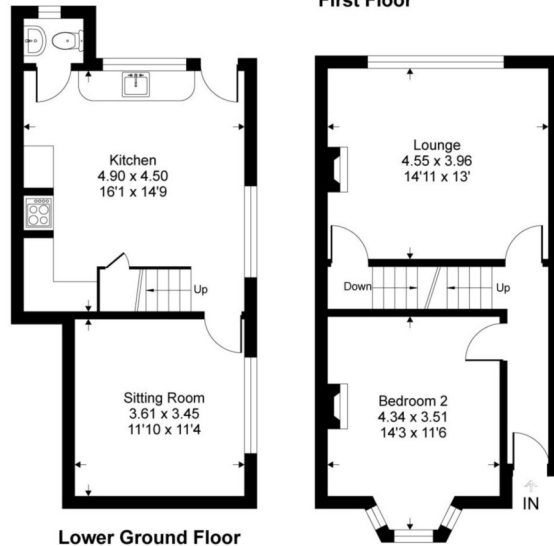
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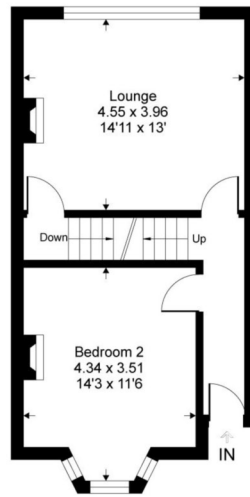
Approximate Gross Internal Area = 116.4 sq m / 1253 sq ft
Approximate Outbuilding Internal Area = 17.1 sq m / 185 sq ft
Approximate Total Internal Area = 133.5 sq m / 1438 sq ft



First Floor



Lower Ground Floor



Ground Floor

An exquisite Victorian semi-detached family home, impeccably maintained and offering versatile accommodation spread over three floors.

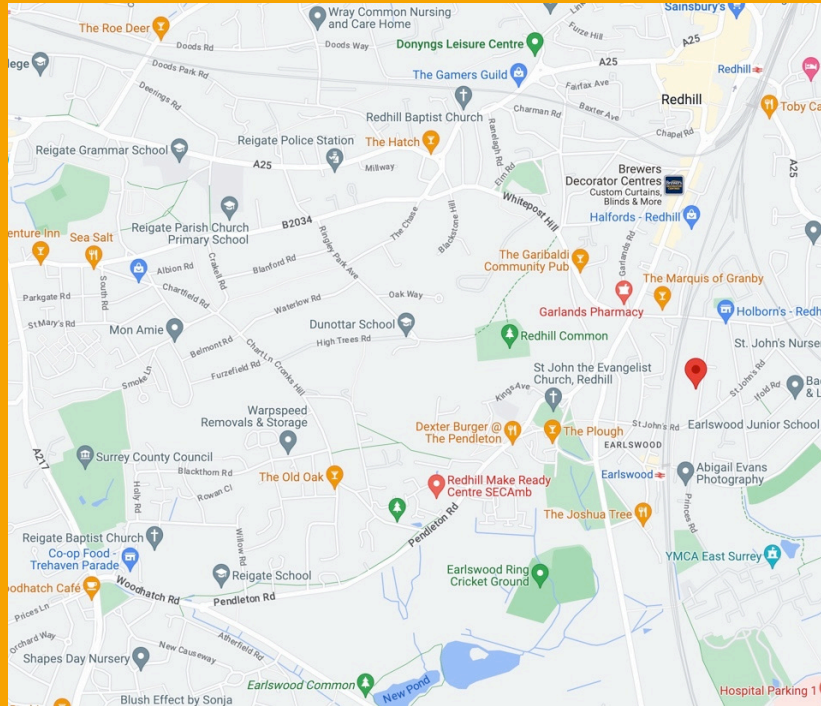
The ground floor welcomes you with a bright entrance hall leading to a charming living room, featuring a bay sash window, bespoke alcove bookcase, and built-in storage. This room offers the flexibility to serve as a fourth bedroom if desired. At the rear, the elegant dining room overlooks the garden, providing an ideal space for entertaining or an additional sitting area, depending on your needs. This entire floor exudes character with exposed, varnished floorboards and plantation shutters adorning the windows.

Descending to the lower ground floor, you are met with a stunning kitchen, the true heart of the home. Complete with a central island, it is tastefully decorated in contemporary tones and boasts ample base and wall units, solid oak worktops, a butler sink, a Rangemaster oven, and natural stone flooring. A discreet W/C is conveniently located at the rear, with direct access to the garden.

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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LOCATION

The area is home to two highly regarded schools, Earlswood Junior and Infant Schools, as well as a train station providing regular services to London. Additionally, it boasts a variety of shops and amenities, including Holborn's convenience store. For families with older children, excellent educational options nearby include The Carrington School, St Bede's School, Royal Alexandra and Albert School, and East Surrey College, along with St John's Primary, Reigate School, and Reigate College. Earlswood mainline station is less than a ten-minute walk away, making it ideal for commuters.

ADDITIONAL INFORMATION

Just a short distance away, Reigate is a vibrant market town offering a wide range of amenities. Its mix of local shops, independent boutiques, and premium retailers is complemented by a variety of dining options, including Côte, Wagamama, Pizza Express, and The Black Horse Brasserie. Reigate is also home to several highly regarded schools, both state and independent,



DID YOU LIKE WHAT YOU'VE JUST SEEN?

Get in touch. We are more than happy to arrange a viewing, assist you with the complicated paperwork and find you the best local businesses to help during and after your move. We look forward to hearing from you.

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