



KNIGHTON ROAD, EARLSWOOD, SURREY RH1

HOUND & PORTER

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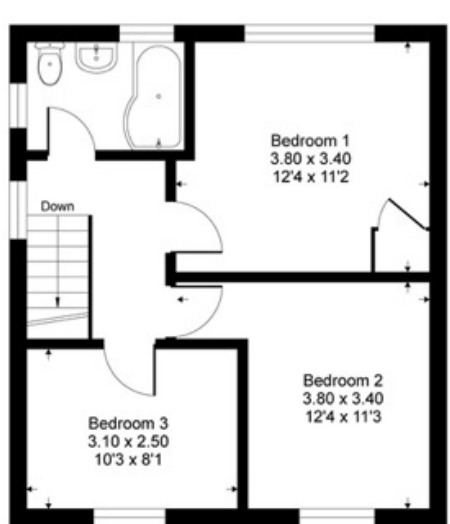
## KNIGHTON ROAD, EARLSWOOD, SURREY RH1



- Three great bedrooms
- Stunning kitchen/breakfast room
- Beautifully fitted bathroom
- Private, enclosed rear garden
- Private driveway
- NO ONWARD CHAIN

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**Knighton Road, RH1**  
Approximate Gross Internal Area = 81.1 sq m / 873 sq ft



**First Floor**



**Ground Floor**

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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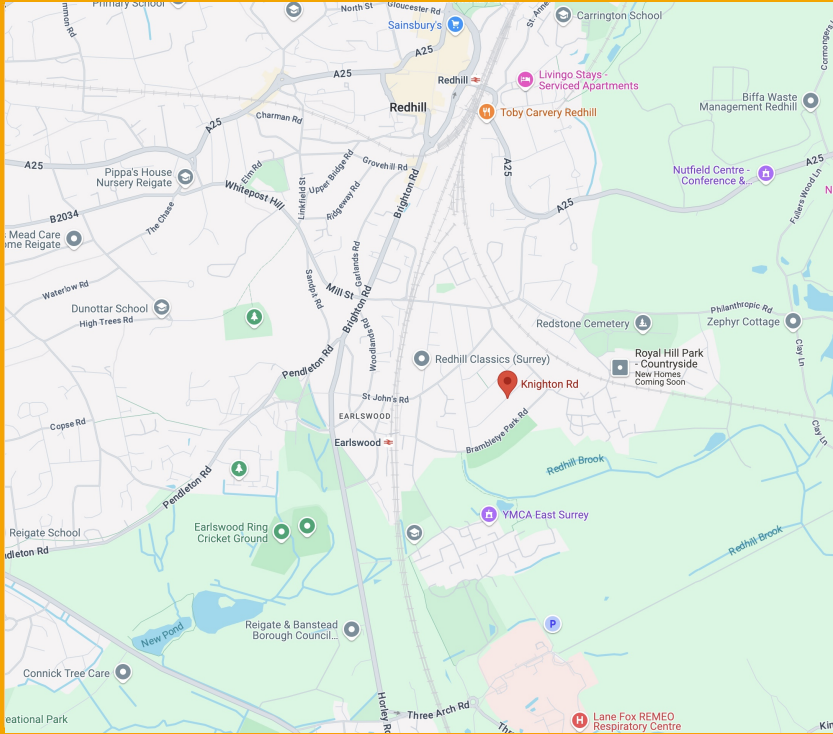


Hound and Porter are excited to be able to share with you this stunning, three bedroom property in the heart of Earlswood. From the moment you walk in, it is clear to see just how much the current owner has loved and enjoyed living here. The light and bright hallway is inviting, offering cloak and shoe space, and sight straight through to the garden. The gorgeous and cosy lounge to the front is a calm and tranquil space to relax and unwind. The stunning kitchen/breakfast room, with doors to the garden, really is the heart of this home. Beautiful and twinkly on a winters evening yet cool and breezy on the warmer days.

Head on up where, off a generous landing, you will find three great sized bedrooms. Two of which are great double bedrooms and the third bedroom, currently used as home office and gym space, will surprise you! The family bathroom has been well thought out, with overheard shower and P-shaped bath and fitted vanity units for storage. Outside, a private and enclosed rear garden with a range of lawn, patio space and raised beds. To the front, a private driveways for two cars. The property is also offered to the market with no onward chain.



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### LOCATION

This lovely home is set within the village of Earlswood, just outside Redhill, with its excellent train links to London. Tiddly Winks Nursery is just down the road, and Holborns convenience store is close by on Hooley Lane. If you love walking, then Earlswood Lakes is a short walk away and there are plenty of outdoor facilities locally. Earlswood Infant and Junior Schools are just around the corner. If you fancy exploring further afield the picturesque market town of Reigate is only 2.2 miles away with its boutique shops, cafes and restaurants as well as Priory Park and everyman cinema.

### TRANSPORT

DISTANCE TO STATIONS FROM PROPERTY BY ROAD  
• 0.4 miles to Earlswood Station • 1.1 miles to Redhill Station

COUNCIL TAX - REIGATE AND BANSTEAD BOROUGH COUNCIL  
BAND C £2,088

### 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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