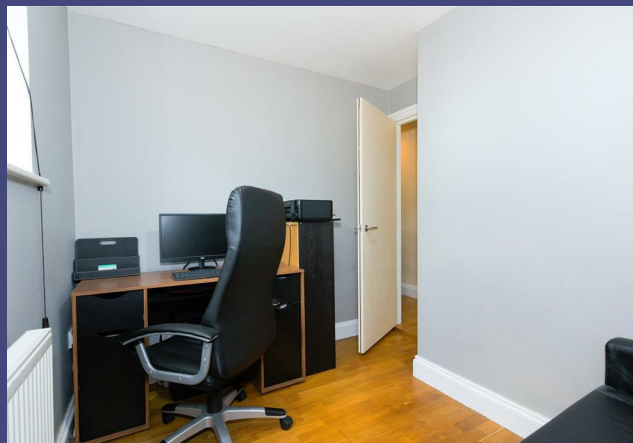
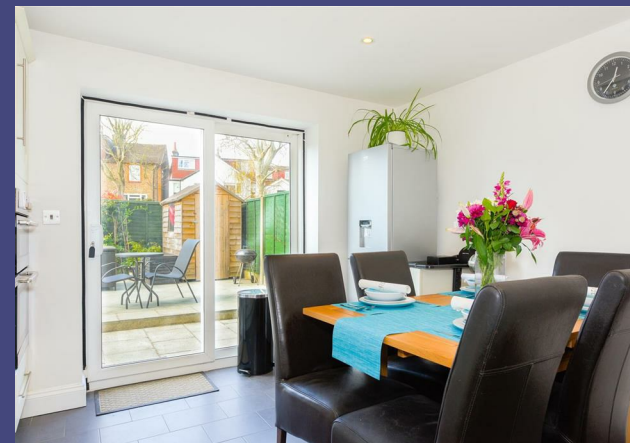


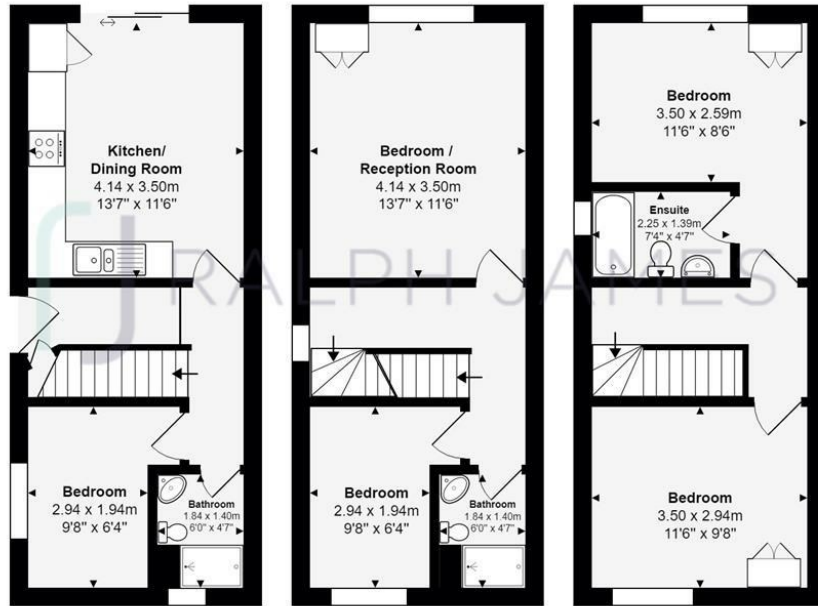
# Victoria Road Redhill Surrey

£375,000



RALPH JAMES

# FLOOR PLANS



Victoria Road, Redhill  
Total Area: 96.4 m<sup>2</sup> ... 1038 ft<sup>2</sup>  
FOR ILLUSTRATIVE PURPOSES ONLY.



Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

© Still Moving London LTD (www.stillmoving.london)

RALPH JAMES



## IN A NUTSHELL



Easy to maintain garden



Bright spacious living room



Modern open plan kitchen/dining area



Four bedrooms split over three levels



Three bathrooms



Street parking





# WHAT'S GREAT?

This bright and spacious family is in a prime location, just a short walk from Redhill town and both Redhill and Earlswood Stations, you've got access to a selection of shops and quick links into the city.

Making your way down the steps, and heading in through the side entrance, you have a cupboard to your right where you can pop your shoes and jacket before making your way down the bright hallway with stripped wooden floors, which flow throughout the house. Ideal for socialising, the open plan kitchen/dining area has a modern with cream cupboards and dark granite countertops, from here you have access out to the garden.

Easy to maintain, this patioed garden is ideal for those who enjoy some outside space without the hassle of keeping on top of gardening. A few shrubs line the fences to bring a splash of colour and the shed gives you a place to keep the garden furniture tidied away for the winter.

Upstairs to the first floor, you will find the reception room, this generous space has a large window letting in plenty of natural light and you can comfortably fit in a couple of comfy sofas for you to sit back and relax on.

Split over three levels, you have four bedrooms. Both the ground and first floors have single bedrooms, these would be ideal if not needed as a bedroom, to be transformed into a home office or a nursery.

On the second floor there are two doubles, both are a good size with room to add some additional furnishing and really make it your own. There are three bathrooms, one on each floor, two include walk in showers and the main bedroom has a large tub where you can soak the stresses of the day away.

Situated in the heart of Earlswood, this property not only offers space and flexibility but the location is superb! On the corner of Victoria Road is the ever popular Hobdens Store, where you get fresh fruit and veg along with any essential shopping bits you forgot when doing the weekly shop.



Ashley likes it  
because....

"I love this particular home because it's next door neighbour is arguably the best corner shop with all fresh groceries and fresh coffee to go. It's within walking distance to Redhill and Earlswood train stations and Redhill high street is less then a 10 minute walk away."

## SELLER'S SECRET

"We moved into the property approximately 3 years ago from London and have really enjoyed the close community feel of the area and being in close proximity to a number of woodland walks at Redhill and Earlswood commons. These benefit from some stunning views. The corner shop, essentially on the doorstep serves fresh artisan bread, pastries and coffee in the morning and when you need a larger shop, Redhill Town Centre is a 15 minute walk away, with trains to London Bridge in less than 35 minutes. The local schools are great, including Earlswood a 5 minute walk away, which our daughter has really thrived at and made some really good friends."

## CLOSE TO HOME

Earlswood train station 0.4m

Redhill train station 0.7m

Reigate High Street 1.6m

Redhill Memorial Park 0.8m

East Surrey hospital 1.5m

The Home Cottage 0.7m

St. Johns Church 0.4m

Gatwick Airport 7.4m

Earlswood School 0.2m

Brambletye School 0.5m



To buy or not to buy...

RALPH JAMES



39 High Street | Redhill | RH1 1RX | 01737 765555  
admin@ralphjames.co.uk | www.ralphjames.co.uk