



63 Brambletye Park Road

Redhill, RH1 6EN

Guide price £750,000



5



2



2

Robert
Leech .



This delightful detached family home offers excellent accommodation over three floors. At the front of the house the handy porch provides a useful space for shoes and coats before you step into the main house. The sitting room is a great size and features an attractive bay window. To the rear is a fantastic and light open plan family/dining/kitchen space with great storage, an island and gorgeous stripped wooden floor. Patio doors open to the garden and there is also a w/c to this floor.

On the first floor are two double bedrooms and the 5th bedroom/study. The family bathroom is modern and features an attractive suite and underfloor heating. The loft has been converted by the current owners and encompasses a good size master bedroom with two sets of fitted wardrobes and views over to St Johns church. There is a further double bedroom and a stylish shower room servicing both rooms to this floor.

At the front of the house the shared drive has recently been re-laid and provides parking for one car. The remaining front garden could be removed however if more parking was needed. The garden itself is a great size with a patio area at the back of the house before a large expanse of lawn stretches down to a concrete base with two sheds at the end of the garden.



1.1 miles
Redhill



6.4 miles
Gatwick



0.4 miles
Earlswood

- Detached home in popular location
- 5 bedrooms & 2 bathrooms
- Loft converted by current owners
- Off street parking with potential to add more
- Pleasant views to the front and rear
- Huge open plan living/dining/kitchen area
- 1,465 sq ft living space
- Really good sized garden
- Ideal for nearby schools
- Great position for Earlswood station



OXTED
72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

REIGATE
1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LINGFIELD
27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

LONDON
121 Park Lane
London
W1K 7AG
0207 0791457



Set in an ideal location for families and commuters the property is with an easy walk of Earlswood station as well as Earlswood nursery, Infant and Junior schools. There are local shops nearby for the essentials but Redhill which offers a much broader range of shops supermarkets, including a large Sainsbury's and Marks & Spencers, further high street shops and restaurants is only 1.1 miles distant.


Earlswood station offers fantastic links to London, Gatwick and the south coast. The M25 can be accessed at junction 8 at the top of Reigate Hill.

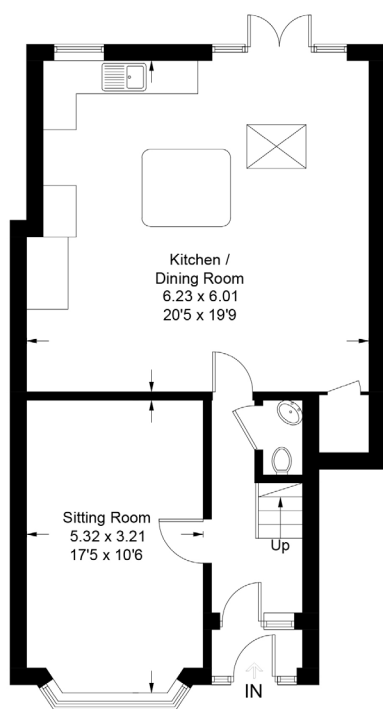
FAQs

- Reigate & Banstead District Council
- Council tax E £2,532.58pa
- Total living space 1,465sq ft.
- Tenure freehold
- EPC rating C

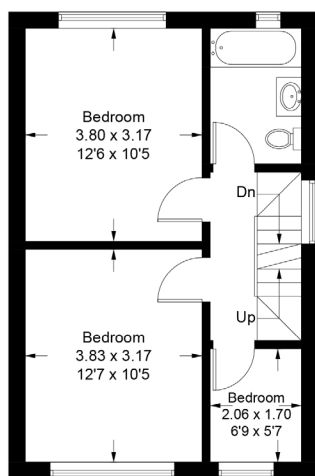


Approximate Gross Internal Area = 136.1 sq m / 1465 sq ft

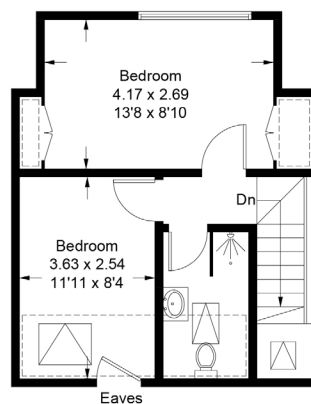
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID840283)

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