



**Price**  
**£675,000**

**Freehold**

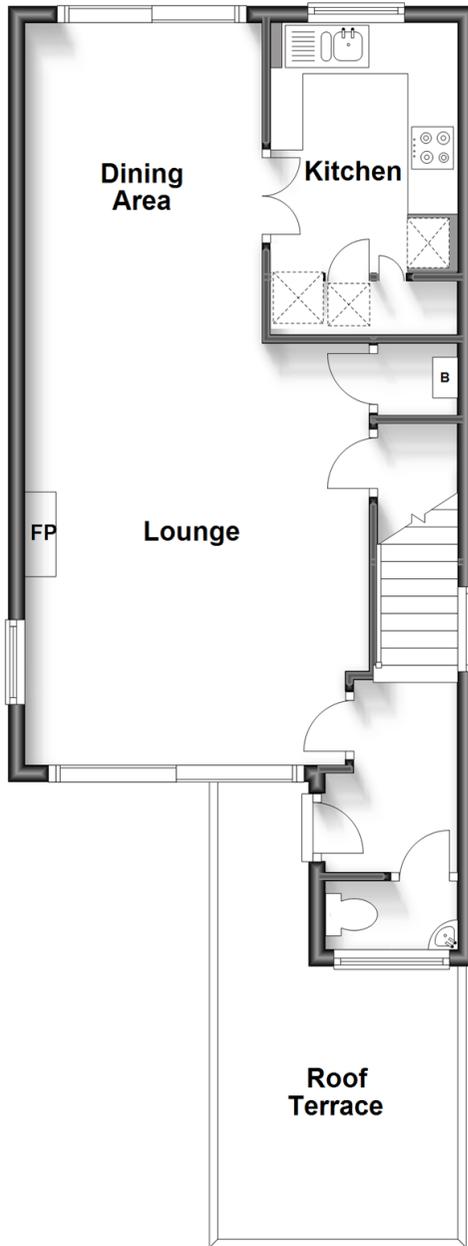
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**Cronks Hill Road,  
Redhill, Surrey, RH1**

**cubitt & west**  
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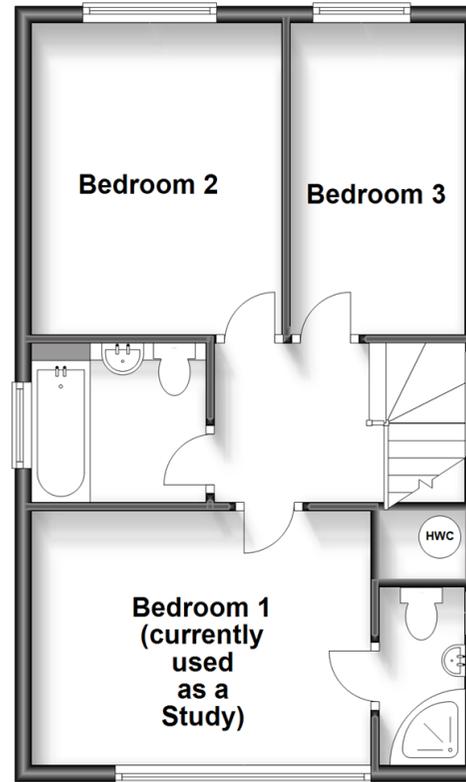
## Upper Ground Floor

Approx. 48.9 sq. metres (526.0 sq. feet)



## First Floor

Approx. 45.4 sq. metres (488.8 sq. feet)



## Accommodation

### UPPER GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 17'0 x 13'5 (5.19m x 4.09m)

Dining Area: 12'0 x 9'4 (3.66m x 2.85m)

Kitchen: 9'6 x 7'4 (2.90m x 2.24m)

### FIRST FLOOR

Landing

Bedroom 1/Study: 13'2 x 9'9 (4.02m x 2.97m)

En-suite Shower Room: 6'9 x 3'3 (2.06m x 0.99m)

Bedroom 2: 11'9 x 9'6 (3.58m x 2.90m)

Bedroom 3: 12'0 x 6'9 (3.66m x 2.06m)

Bathroom: 6'8 x 6'2 (2.03m x 1.88m)

### OUTSIDE

Front Garden

Rear Garden

Garage: 18'0 x 8'0 (5.49m x 2.44m)

Roof Terrace: 10'0 x 8'0 (3.05m x 2.44m)

Off Road Parking

## Ground Floor

Approx. 14.5 sq. metres (155.6 sq. feet)





## Main features

- A spacious refurbished & tastefully decorated house in a select private cul-de-sac
- Refitted kitchen with built-in appliances, upgraded bathroom & shower room
- Double glazed, gas central heating, landscaped rear garden, off road parking & garage
- Roof terrace with superb views towards Gatwick
- Easy access to Reigate & Redhill town centres, with excellent schools & train stations



### Nearest Schools

Primary Schools: St John's Primary 0.4 miles, St Joseph's Catholic Primary, Redhill 0.8 miles, Reigate Priory Community Junior School 0.9 miles  
Secondary Schools: Dunottar School 0.1 miles, Reigate School 0.4 miles, Reigate Grammar School 0.5 miles



### Transport Information

Train Stations: Earlswood 0.6 miles, Reigate 1.0 miles, Redhill 1.1 miles



### Address

Cronks Hill Road, Redhill, Surrey, RH1



### Directions

For directions to this property please contact us.



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■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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