



**Price**  
**£425,000**

**Freehold**

3x  1x  2x 

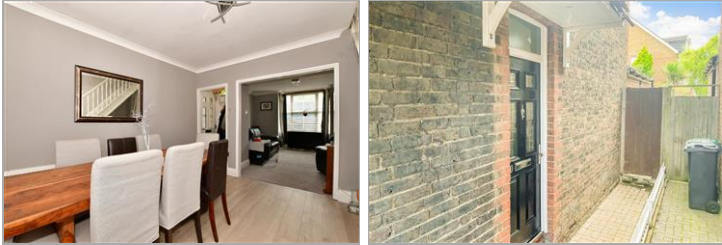
**Emlyn Road, Redhill,  
Surrey, RH1**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards





## Main features

- Charming Victorian home located in Earlswood Village
- Modern and well presented throughout
- Driveway with space for 2 cars
- Generous bedrooms which have been recently decorated
- Just 0.4 of a mile to Earlswood train station

## Accommodation

### GROUND FLOOR

Entrance

Lounge: 17'3 x 12'0 (5.26m x 3.66m)

Dining Area: 12'2 x 9'7 (3.71m x 2.92m)

Kitchen: 16'2 x 11'8 (4.93m x 3.56m)

### FIRST FLOOR

Landing

Bathroom: 6'8 x 6'4 (2.03m x 1.93m)

Bedroom 1: 12'2 x 11'6 (3.71m x 3.51m)

Bedroom 2: 13'0 x 7'2 (3.97m x 2.19m)

Bedroom 3: 8'5 x 5'6 (2.57m x 1.68m)

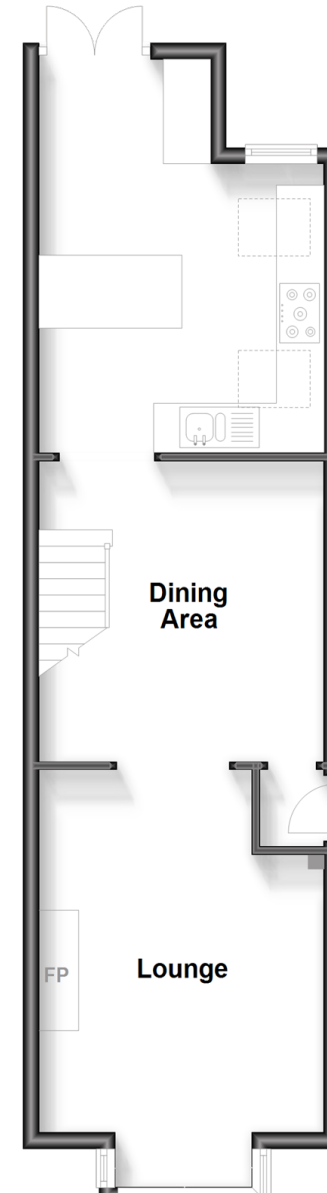
### OUTSIDE

Driveway

Rear Garden

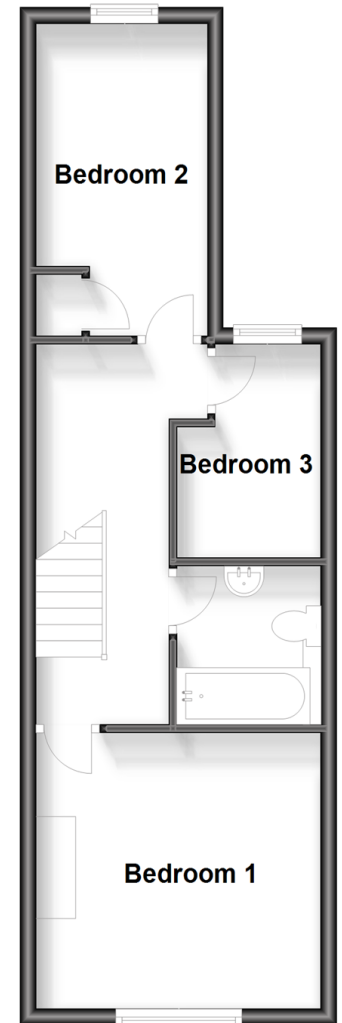
### Ground Floor

Approx. 46.7 sq. metres (502.6 sq. feet)



### First Floor

Approx. 37.9 sq. metres (407.5 sq. feet)



**Call Redhill - 01737 778866 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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