



**GLENCOE THE CUTTING, BRIGHTON ROAD, REDHILL, SURREY,  
RH1 6PX  
£450,000  
FREEHOLD**

**\*\*\*SEMI DETACHED PERIOD HOME WITH SCOPE TO MODERNISE - AVAILABLE WITH NO ONWARD CHAIN\*\*\***

This attractive family home is situated in a convenient location, easily accessible to Redhill town centre with its wealth of shopping and leisure facilities, including a multiscreen cinema and entertainment complex. Both Earlswood and Redhill train stations are close by, and ideal for access to London and Gatwick. The property itself is available with no onward chain, and as it needs modernisation, is an excellent opportunity for someone to create a home in their own style.

The halls adjoining layout offers spacious accommodation throughout with a bay fronted lounge and separate 13ft dining room. At the rear on the ground floor is a 19ft kitchen/breakfast room with stable door leading to garden and a useful downstairs cloakroom. Upstairs the split level landing provides access to the three bedrooms, all of which are well sized, the principle bedroom which is to the front being over 14ft! There is also a family bathroom on the first floor.

The property has a number of character features throughout including fireplaces and sash windows, and is also gas centrally heated to radiators.

Outside to the front is a block paved hardstanding area and a side access gate. The rear garden with it's fenced boundaries, is west facing and extends to about 35ft. The patio area leads on to a lawned garden with numerous shrubs and trees.

This is an excellent opportunity and a viewing is highly recommended.

- PERIOD HOME
- SPACIOUS ACCOMMODATION
- TWO RECEPTIONS
- EASY ACCESS TO TOWN
- COUNCIL TAX BAND: E
- RENOVATION REQUIRED
- THREE GOOD SIZE BEDROOMS
- WEST FACING REAR GARDEN
- NO CHAIN
- EPC RATING: E





**ROOM DIMENSIONS:**

**ENTRANCE PORCH**

**ENTRANCE HALL**

**LOUNGE**

13'0 x 11'1 (3.96m x 3.38m)

**DINING ROOM**

13'6 x 11'1 (4.11m x 3.38m)

**KITCHEN**

19'4(max) x 7'11 (5.89m(max) x 2.41m)

**CLOAKROOM**

6'11 x 2'11 (2.11m x 0.89m)

**FIRST FLOOR LANDING**

**BEDROOM ONE**

14'8 x 12'11 (4.47m x 3.94m)

**BEDROOM TWO**

13'8 x 8'3 (4.17m x 2.51m)

**BEDROOM THREE**

10'2 x 7'11 (3.10m x 2.41m)

**BATHROOM**

8'7 x 4'7 (2.62m x 1.40m)

**GAS CENTRAL HEATING**

**SASH WINDOWS**

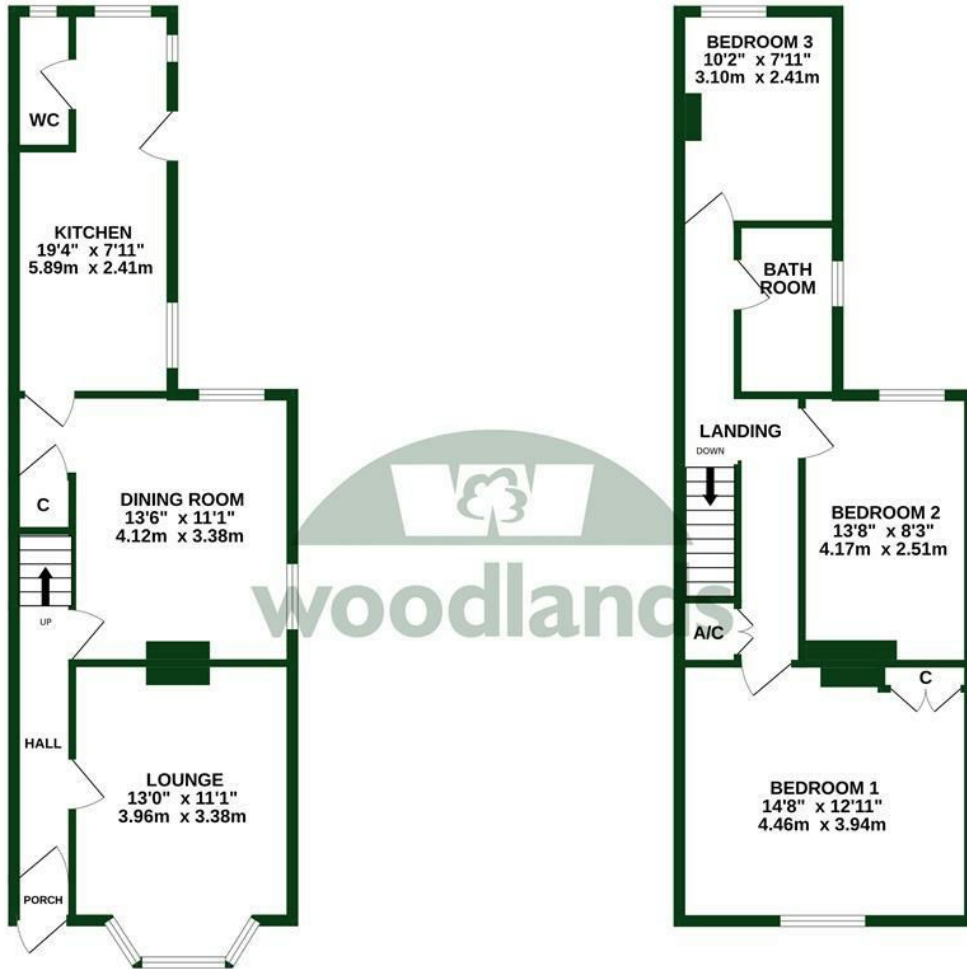
**45FT GARDEN**

**HARDSTANDING**



GROUND FLOOR  
532 sq.ft. (49.5 sq.m.) approx.

1ST FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (99.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>47</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

To view this property please call 01737 771777

www.woodlands-estates.co.uk

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