



92 EMLYN ROAD, REDHILL, SURREY, RH1 6EW
OFFERS OVER £525,000
FREEHOLD

***** ATTRACTIVE, CHARACTER HOME LOCATED IN A GREAT SPOT, JUST MOMENTS FROM EARLSWOOD STATION *****

This beautiful and stylish, semi detached house, was built in the late Victorian era, and retains much of the charm and character you'd hope for.

The main entrance is to the side of the house, and opens into the dining area, where there is a semi open staircase to the first floor, with storage beneath. To the front of the house you have a comfortable living room, with a fireplace and a bay window. Off the dining room is a country style kitchen, with a window to the side and a door to a study, which benefits from direct access to the garden. Up on the first floor there is a bright double bedroom to the front, a landing area with access to two further bedrooms and a well designed bathroom.

Outside there is off road parking at the front for one car. A side access leads to the rear garden, which is a low maintenance, 28ft courtyard, that benefits from being west facing.

Just at the end of the road there are extensive green spaces which connect to Royal Earlswood Park. You are a short walk from Earlswood mainline train station, as well as a superb local shop that is extremely well stocked. In addition, there are a couple of pubs and restaurants in walking distance.

Redhill's busy commuter centre is less than a mile to the north, and offer a great range of amenities, including a new multi screen cinema complex, shopping centre, weekly market and further rail services to London, Tonbridge, Reading and Guildford.

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|--------------------------|-------------------------|
| ■ CHARACTER HOME | ■ BEAUTIFULLY PRESENTED |
| ■ LOUNGE AND DINING ROOM | ■ KITCHEN |
| ■ THREE BEDROOMS | ■ FIRST FLOOR BATHROOM |
| ■ WEST FACING GARDEN | ■ OFF ROAD PARKING |
| ■ COUNCIL TAX BAND: D | ■ EPC RATING: C |





ROOM DIMENSIONS:

LOUNGE

11'7 x 10'9 (3.53m x 3.28m)

DINING ROOM

11'11 x 11'7 (3.63m x 3.53m)

KITCHEN

8'10 x 7'4 (2.69m x 2.24m)

STUDY

8'7 x 7'4 (2.62m x 2.24m)

FIRST FLOOR

LANDING

BEDROOM ONE

11'7 x 10'9 (3.53m x 3.28m)

BEDROOM TWO

12'6 x 7'6 (3.81m x 2.29m)

BEDROOM THREE

7'5 x 7'2 (2.26m x 2.18m)

BATHROOM

7'7 x 7'5 (2.31m x 2.26m)

GAS CENTRAL HEATING

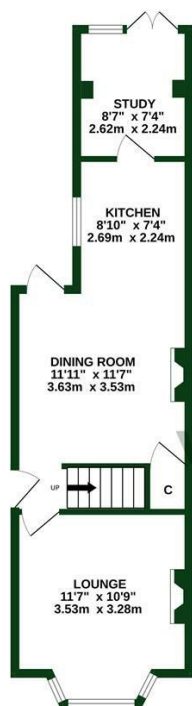
DOUBLE GLAZED WINDOWS

WEST FACING GARDEN

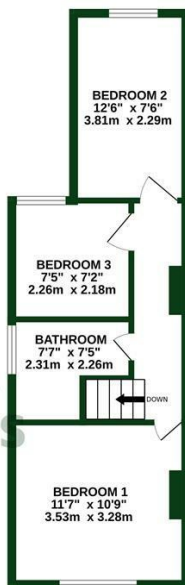
OFF ROAD PARKING



GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 820 sq.ft. (76.2 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 a guide to any prospective purchaser. The services, fixtures 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) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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