



**Price**  
**£450,000**

**Freehold**

3x  1x  2x 

**Earlsbrook Road,  
Earlswood, Surrey, RH1**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Project property located in the heart of Earlswood
- Potential to extend subject to planning
- Only 5 minutes to Earlswood train station
- Two well sized reception rooms
- Front and rear gardens

## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen: 9'8 x 7'0 (2.95m x 2.14m)

Living Room: 12'2 x 11'3 (3.71m x 3.43m)

### FIRST FLOOR

Bathroom: 6'7 x 6'2 (2.01m x 1.88m)

Bedroom 1: 14'0 x 12'0 (4.27m x 3.66m)

Bedroom 2: 14'0 x 11'0 (4.27m x 3.36m)

Bedroom 3: 11'2 x 7'1 (3.41m x 2.16m)

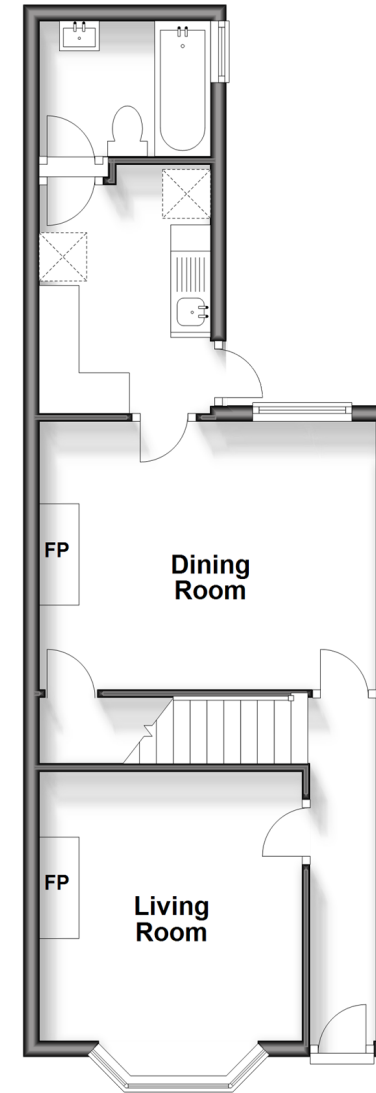
### OUTSIDE

Front Garden

Parking

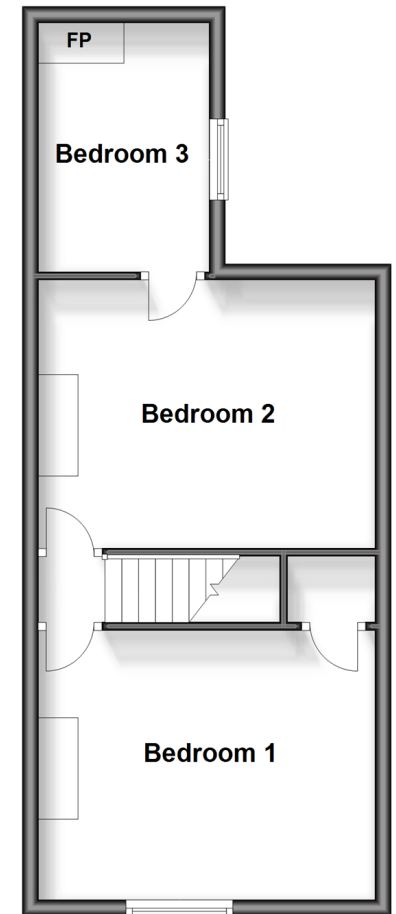
## Ground Floor

Approx. 43.2 sq. metres (465.0 sq. feet)



## First Floor

Approx. 39.1 sq. metres (421.2 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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