



**11 ELMWOOD ROAD, REDHILL, SURREY, RH1 2JD**

**£515,000  
FREEHOLD**

Spacious, family home with a lovely garden, situated in a popular location close to schools.

Offered for sale with no chain, this three bedroom house has been extended and offers exceptional space for the price.

On the ground floor there is an entrance hall with storage under the stairs and a downstairs shower room. There is a reception room to the front and a large, extended reception room to the rear and an extended kitchen with built in fridge freezer, washing machine and dishwasher, both of which have direct access to the rear garden. On the first floor you have three bedrooms, two of which are good size double rooms with built in or fitted storage, a good size bathroom and there are stairs up to a huge loft room, which has been used as a bedroom, and has ample eaves storage, and Velux window to the front and rear.

At the front of the house there is off road parking for one car, and a lawn garden area. You have a covered access that leads to the rear and has a gate to the wonderful, 100ft garden. Within the garden there is a patio area, planted beds, plenty of lawn and an area at the foot of the garden with a timber shed and additional patio, that is a real sun trap.

Nearby you have the highly popular Lime Tree school, some superb green spaces, including Gatton Park and Battlebridge. There are a couple of handy shops within a short walk, and the bustling centre of Redhill is only a mile away, which offers superb rail links to central London, a great range of shops, bars, restaurants and a multi screen cinema complex.

- **POPULAR LOCATION**
- **EXTENDED LIVING**
- **THREE BEDROOMS**
- **OFF ROAD PARKING**
- **COUNCIL TAX BAND: D**
- **100FT GARDEN**
- **EXTENDED KITCHEN**
- **LARGE LOFT ROOM**
- **NO CHAIN**
- **EPC RATING: C**





**ROOM DIMENSIONS:**

**ENTRANCE HALL**  
14'1 x 5'10 (4.29m x 1.78m)

**CLOAKROOM**  
7'5 x 2'5 (2.26m x 0.74m)

**LOUNGE**  
22'3 x 9'9 (6.78m x 2.97m)

**DINING ROOM**  
12'11 x 11'1 (3.94m x 3.38m)

**INNER LOBBY**  
4'3 x 4'1 (1.30m x 1.24m)

**KITCHEN**  
13'8 x 6'10 (4.17m x 2.08m)

**FIRST FLOOR**

**LANDING**  
8'5 x 6'5 (2.57m x 1.96m)

**BEDROOM ONE**  
12'10 x 8'7 (3.91m x 2.62m)

**BEDROOM TWO**  
12'2 x 10'7 (3.71m x 3.23m)

**BEDROOM THREE**  
10'2 x 7'5 (3.10m x 2.26m)

**BATHROOM**  
8'0 x 6'5 (2.44m x 1.96m)

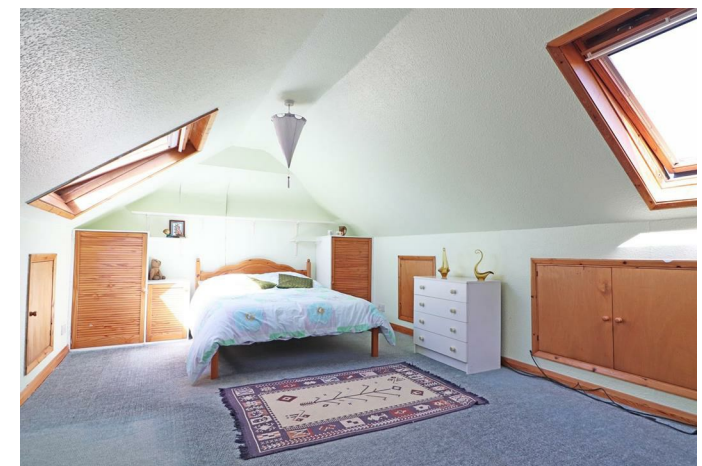
**LOFT ROOM**  
21'0 x 11' (6.40m x 3.35m)

**GAS CENTRAL HEATING**

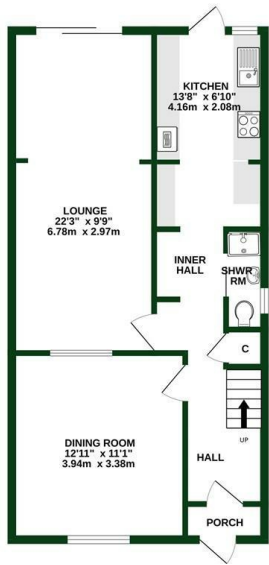
**DOUBLE GLAZED WINDOWS**

**100FT REAR GARDEN**

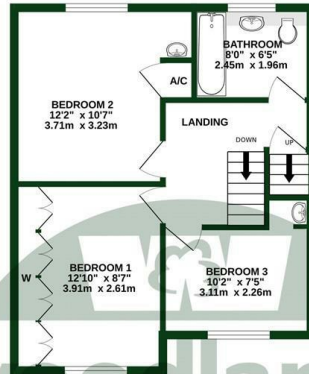
**OFF ROAD PARKING**



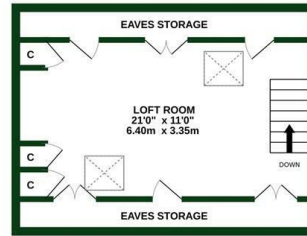
GROUND FLOOR  
608 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR  
485 sq.ft. (45.0 sq.m.) approx.



2ND FLOOR  
315 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 1407 sq.ft. (130.7 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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