



Emlyn Road, Redhill RH1 6EW

welcome to

Emlyn Road, Redhill

A stunning CHAIN FREE two double bedroom period home ready to move into set on a prime road in Earlswood.

Earlswood mainline station is less than a five-minute walk away so those that need to commute will love this location.

Nearby, Reigate is a bustling market town providing a comprehensive range of local shops, independent boutiques and high-end retailers. There is a great variety of restaurants and coffee shops. Redhill Town Centre and 'The Light' development has brought a six-screen premium cinema offering a wide choice of films and events for everyone to enjoy. Earlswood has two excellent schools in Earlswood Juniors and Infants, various shops and amenities including Holborn's convenience store. For those with older children, there is The Carrington School, St Bede's School, Royal Alexandra and Albert School, Reigate School and many more. Once through the front door you have two tastefully decorated receptions rooms, one for dining and entertaining whilst you have the bay fronted lounge to relax and watch a movie after a hard day! The kitchen is off the dining room so easy to chat if you have family or friends over for dinner.

On the first floor you have two double bedrooms both with built in wardrobes and the master showing off a feature fireplace. The bathroom offers great space and light. To the rear the garden benefits from patio area to laid lawn, gated side access and the very impressive home office. To the front you have parking for two cars!

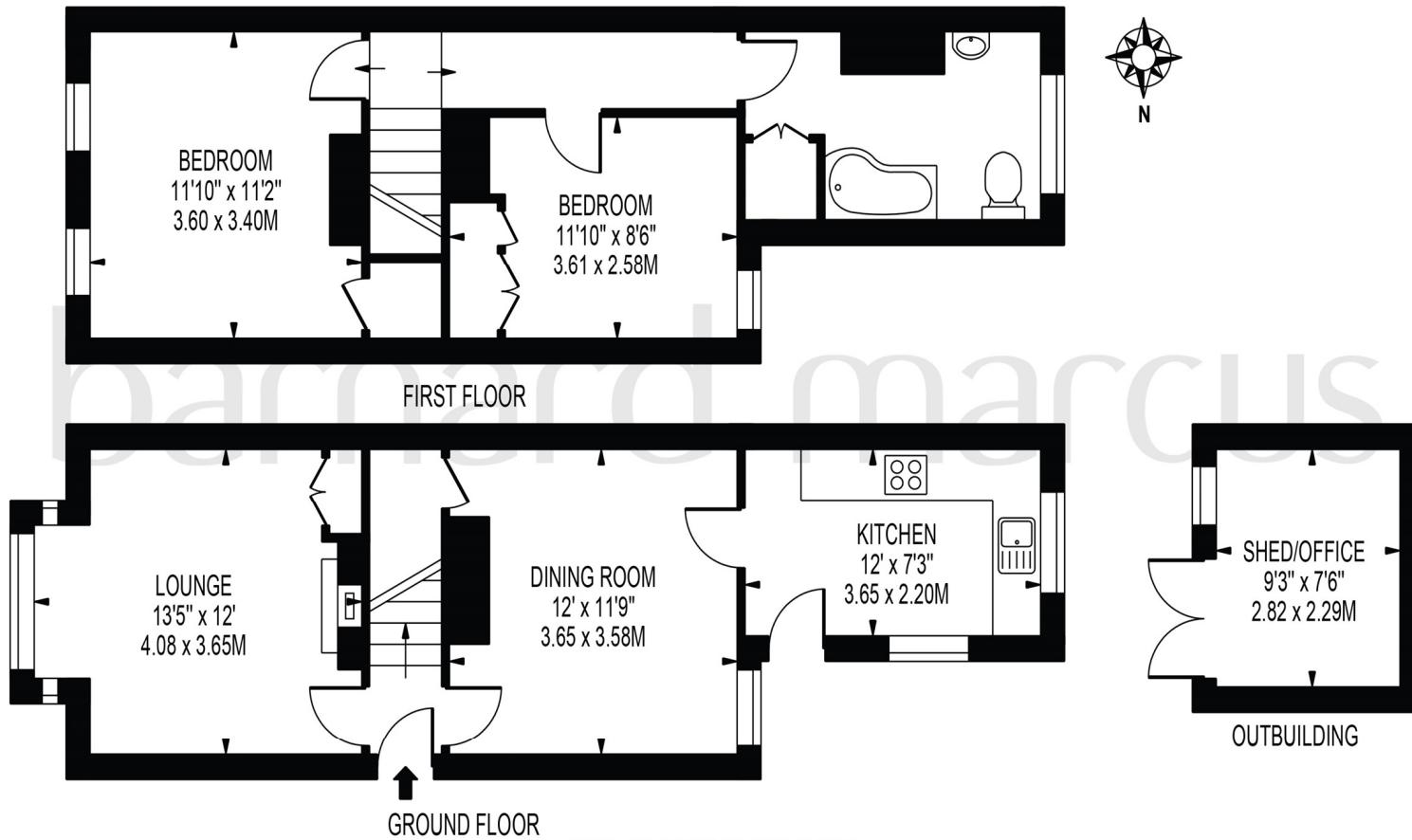


EMLYN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 822 SQ FT - 76.37 SQ M

(EXCLUDING SHED/ OFFICE)

APPROXIMATE GROSS INTERNAL AREA OF SHED/ OFFICE: 70 SQ FT - 6.46 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Emlyn Road, Redhill

- No chain
- Home office
- Parking for two cars
- Two double bedrooms
- Home office

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£470,000



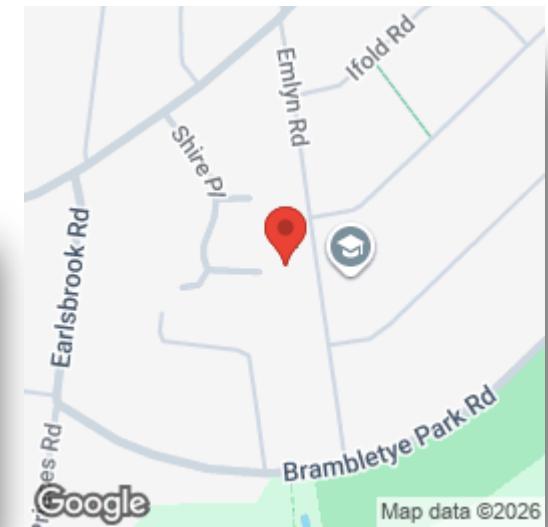
view this property online barnardmarcus.co.uk/Property/RDH103843

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:

RDH103843 - 0006



Please note the marker reflects the postcode not the actual property



01737 769062



redhill@barnardmarcus.co.uk



27 Station Road, REDHILL, Surrey, RH1 1QH



barnardmarcus.co.uk