



**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!

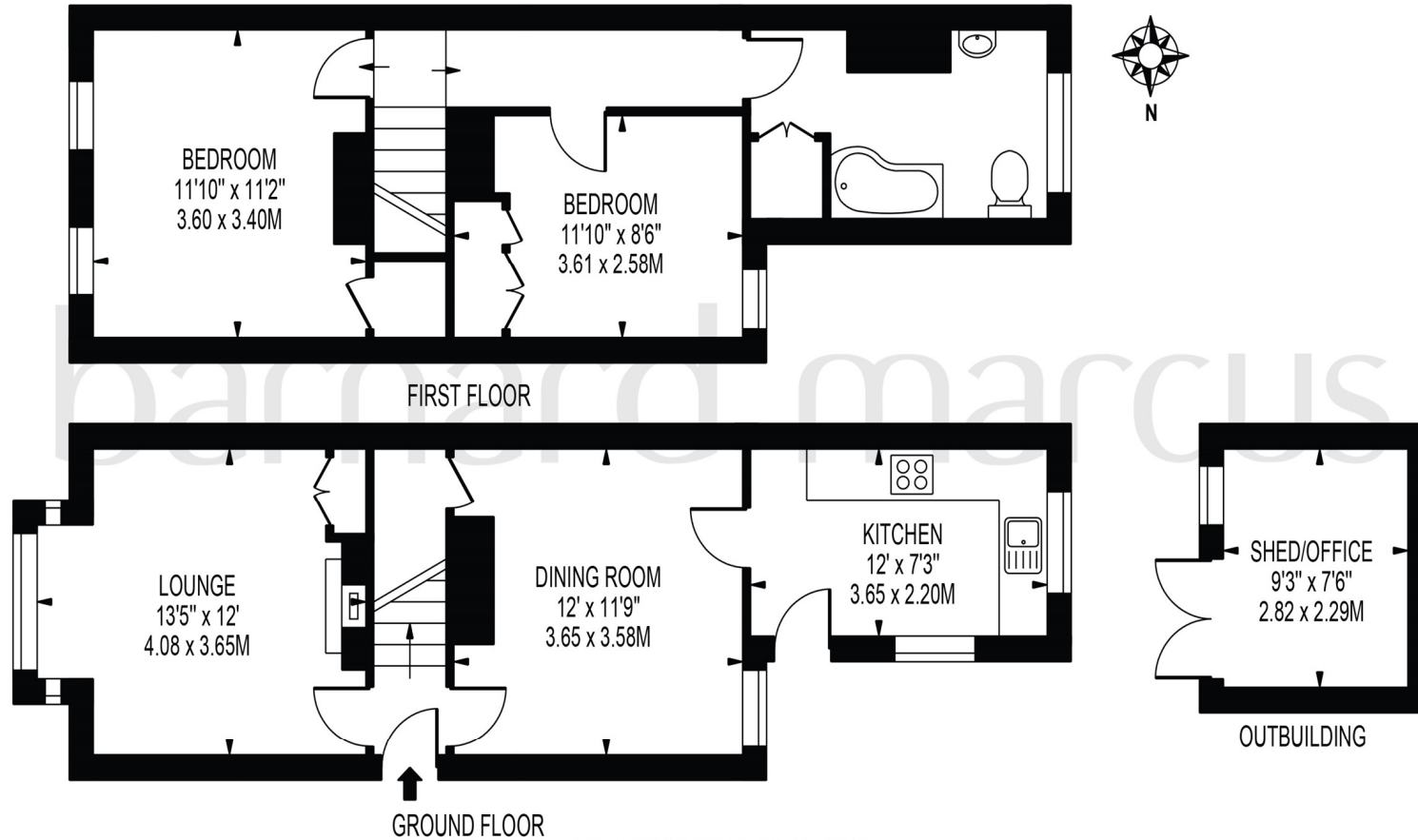


## EMLYN ROAD

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



FOR ILLUSTRATION PURPOSES ONLY

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**



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Property Ref:  
RDH103843 - 0006

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Please note the marker reflects the  
postcode not the actual property