



**Guide Price**  
**£450,000**

**Freehold**

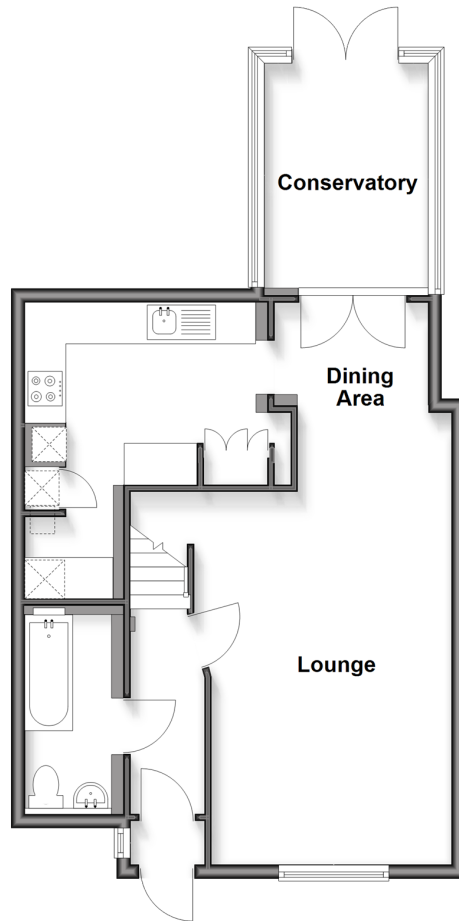
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**Hanworth Road, Redhill,  
Surrey, RH1**

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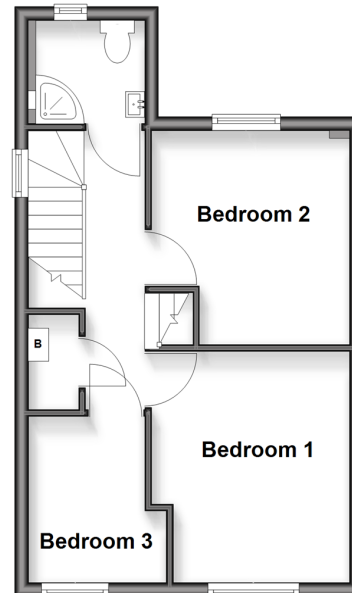
### Ground Floor

Approx. 57.5 sq. metres (618.9 sq. feet)



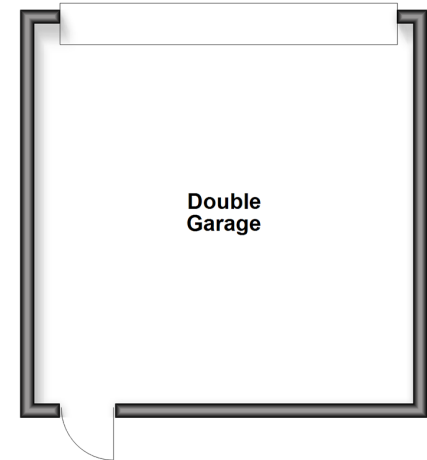
### First Floor

Approx. 33.6 sq. metres (361.3 sq. feet)



### Outbuilding

Approx. 30.6 sq. metres (329.2 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 21'6 x 11'5 (6.56m x 3.48m)

Kitchen: 14'0 x 11'0 (4.27m x 3.36m)

Dining Area: 7'5 x 5'9 (2.26m x 1.75m)

Conservatory: 7'5 x 7'4 (2.26m x 2.24m)

Bathroom

### FIRST FLOOR

Landing

Bedroom 1: 11'0 x 9'6 (3.36m x 2.90m)

Bedroom 2: 10'1 x 9'5 (3.08m x 2.87m)

Bedroom 3: 7'11 x 5'8 (2.41m x 1.73m)

Shower Room

### OUT BUILDING

Double Garage

### OUTSIDE

Driveway

Rear Garden





## Main features

- Brand-new fitted kitchen with premium Bosch appliances and added utility area
- Newly built conservatory with patio doors leading to landscaped garden
- Spacious lounge with plenty of natural light
- Renovated downstairs bathroom with modern fixtures
- Fully boarded loft – ideal for storage or extra workspace



### Nearest Schools

Primary Schools: Salfords Primary 0.5 miles, St John's Primary 1.0 miles, Brambletye Junior School 1.0 miles

Secondary Schools: Cornfield School 0.0 miles, Reigate School 1.1 miles, Dunottar Day School for Girls 1.2 miles



### Transport Information

Train Stations: Earlswood 0.9 miles, Salfords 0.9 miles, Redhill 1.7 miles



### Address

Hanworth Road, Redhill, Surrey, RH1



### Directions

For directions to this property please contact us.





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Call Redhill Branch 01737 778866 ■ [cubittandwest.co.uk](https://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



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