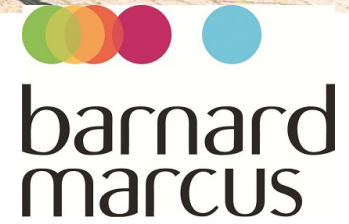




barnard marcus

**Emlyn Road, Redhill RH1 6EW**



**welcome to**  
**Emlyn Road, Redhill**

Set in a popular location in Earlswood is this three double bedroom semi-detached Edwardian family home which has been a fabulous property to the current owners for many years!

Earlswood train station is a short walk for links into Central London and Redhill station is also close by, less than a mile away.

Earlswood has a variety of local Schools, a great property for an expanding family and you have the amazing Holborn's store for the locals so bread, milk, eggs etc service with a smile!

Redhill town centre has a variety of shops, parks and now home to 'The Light' development which has brought a six-screen premium cinema offering a wide choice of films and events, a nine-lane bowling alley, mini golf, adventure climbing, a retro arcade, a diner and bar.. The M25 is close by for Gatwick and to the Coast. There are lovely walks right on your doorstep, plus the charming town of Reigate with its array of bars, restaurants, and independent shops, The ground floor of the home comprises of bay-fronted reception room, dining room, kitchen and family bathroom.

Once on the first floor you have two double bedrooms both with built-in wardrobes and storage.

The second floor has a further double bedroom, skylights, eaves storage and shower room.

To the front you have a driveway which allows parking for two cars and gated side access.

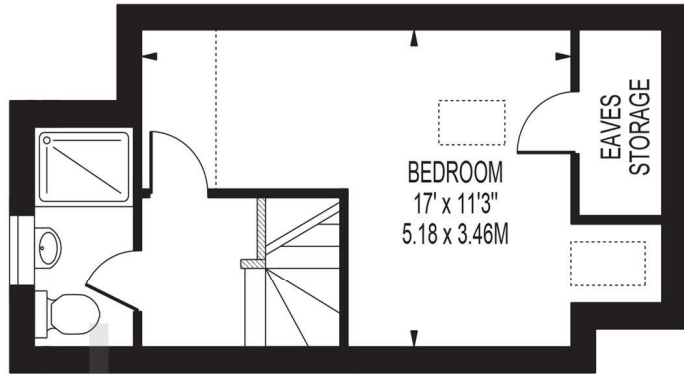
The West facing rear garden is low maintenance and very private.



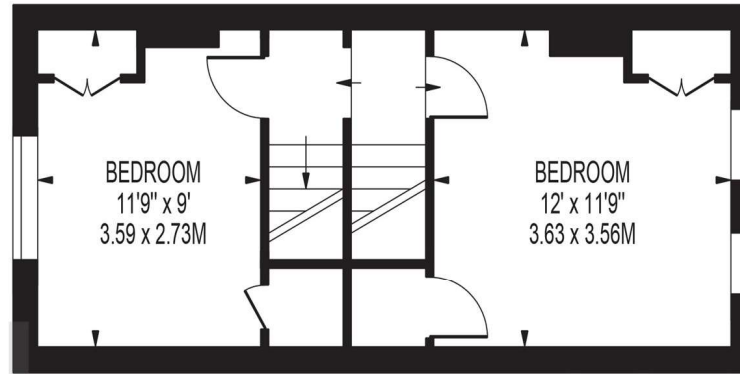
# EMLYN ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1067 SQ FT - 99.14 SQ M  
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

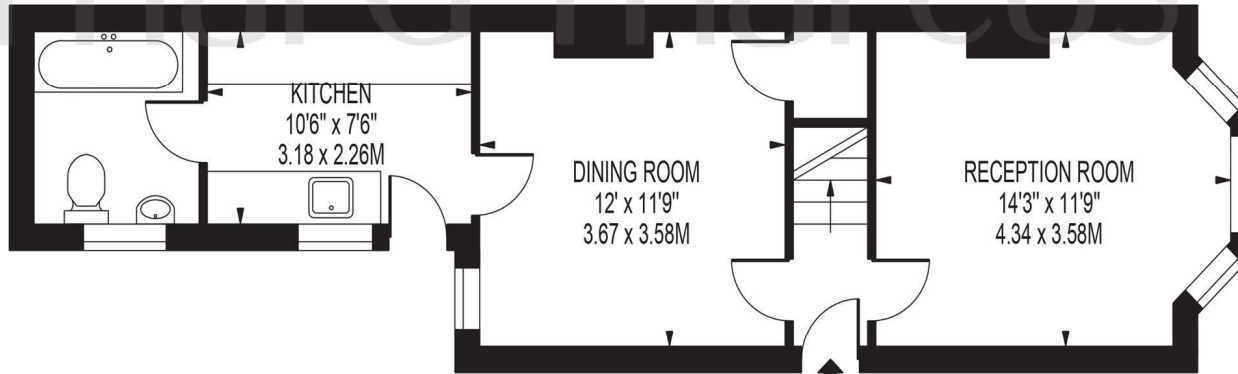
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 40 SQ FT - 3.72 SQ M



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

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

- Three double bedrooms
- Driveway for two cars
- Two bathrooms
- Close to Earlswood tran station
- Short walk to local schools

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£475,000**



**view this property online** [barnardmarcus.co.uk/Property/RDH103845](https://www.barnardmarcus.co.uk/Property/RDH103845)



Property Ref:  
RDH103845 - 0017

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the  
postcode not the actual property



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