



**Guide Price**

**£950,000**

**Freehold**

4x  2x  3x 

**Ladbroke Road, Redhill,  
Surrey, RH1**

**cubitt & west**  
Helping you move forwards

## Main features

- **Generous Garden**
- **Scope to Extend or Convert (STPP)**
- **Just 5 Minutes' Walk to Redhill Train Station**
- **Excellent Development Potential**
- **Conveniently Located on a Well-Connected Road in Redhill**

## Accommodation

### GROUND FLOOR

Entrance Hall

Living Room: 17'0 x 12'2 (5.19m x 3.71m)

Family Room: 13'1 x 11'1 (3.99m x 3.38m)

Dining Room: 11'6 x 8'11 (3.51m x 2.72m)

Kitchen: 11'1 x 10'10 (3.38m x 3.30m)

Bathroom

### FIRST FLOOR

Landing

Bedroom 1: 17'0 x 12'3 (5.19m x 3.74m)

Bedroom 2: 15'6 x 15'3 (4.73m x 4.65m)

Bedroom 3: 13'1 x 11'1 (3.99m x 3.38m)

Bedroom 4: 14'9 x 9'10 (4.50m x 3.00m)

### OUTSIDE

Double Garage



### Nearest Schools

Primary Schools: St Matthew's CofE Primary 0.2 miles, St Joseph's Catholic Primary, Redhill 0.6 miles, Wray Common Primary 0.7 miles

Secondary Schools: The Warwick School 0.2 miles, St Bede's School 0.5 miles, Royal Alexandra and Albert School 1.2 miles

Further Education: St Bede's School 0.5 miles, East Surrey College 0.6 miles, Dunottar Day School for Girls 1.2 miles



### Transport Information

Train Stations: Redhill 0.3 miles, Earlswood 1.1 miles, Merstham 1.5 miles



### Address

Ladbroke Road, Redhill, Surrey, RH1



### Directions

For directions to this property please contact us.

**Call Redhill - 01737 778866 ■ 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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