



**Price**  
**£400,000**

**Freehold**

3x 1x 2x

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

**cubitt & west**  
Helping you move forwards



## Main features

- Ideal project property, a blank canvas ready for transformation
- Exciting renovation opportunity
- Converted loft space currently unfinished
- Open kitchen with opportunity to extend further (STPP)
- Option to add a downstairs cloakroom

## Accommodation

### GROUND FLOOR

#### Entrance Hallway

Kitchen: 14'3 x 11'0 (4.35m x 3.36m)

Lounge/Diner: 21'6 x 12'5 (6.56m x 3.79m)

### FIRST FLOOR

#### Landing

Bedroom 1: 10'11 x 9'5 (3.33m x 2.87m)

Bedroom 2: 10'2 x 9'5 (3.10m x 2.87m)

Bedroom 3: 5'7 x 4'10 (1.70m x 1.47m)

#### Bathroom

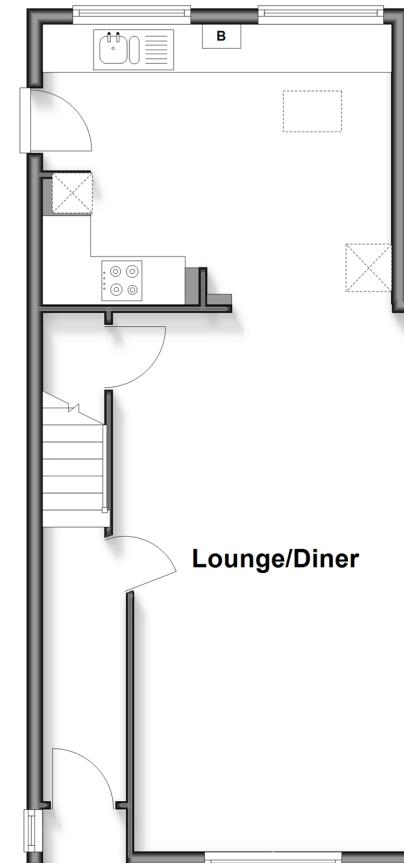
### OUTSIDE

#### Driveway

#### Rear Garden

### Ground Floor

Approx. 50.7 sq. metres (545.9 sq. feet)



### First Floor

Approx. 41.6 sq. metres (448.0 sq. feet)



Call Redhill - 01737 778866 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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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