



Connells

Emlyn Road
Redhill



Nestled within the popular and well-connected area of Earlswood, this extended four-bedroom family home presents an outstanding opportunity for buyers seeking generous accommodation, flexible living spaces, and a convenient location.

From the moment you arrive, the home sits proudly behind a mature hedgerow which provides both charm and privacy, while also screening the front garden, which wraps round to the side of the property opening into the rear garden, giving the home a pleasant and secluded feel.

On entering the property, the hallway provides access to a useful ground-floor w.c. To the left-hand side lies the heart of the home: a superb triple-aspect kitchen, dining, and family room. This impressive open-plan space is filled with natural light and offers excellent proportions for family gatherings or entertaining.

To the right of the hallway, a generous living room with a feature gas fireplace offers a more formal space to relax. Sliding doors open directly into a conservatory, a versatile space that can serve as a garden room, or playroom.

The first floor is equally well thought out, with four bedrooms arranged around a landing along with a family bathroom. The primary suite is a particular highlight, being both spacious and private, complete with an en-suite shower and the addition of a study room.

Practicality has also been carefully considered, with a double garage located to the rear of the plot and additional off-street parking available behind gates.



Ground Floor

Entrance Hallway

W.C

Living Room

27' 3" Into box bay x 11' 1" Max (8.31m Into box bay x 3.38m Max)

Conservatory

11' 9" x 8' 7" (3.58m x 2.62m)

Kitchen/Dining/Family Room

27' 7" x 14' 5" Max (8.41m x 4.39m Max)

First Floor

Landing

Bedroom One

16' 8" x 11' 5" (5.08m x 3.48m)

En-Suite Shower Room

8' 7" x 5' 5" (2.62m x 1.65m)

Study

8' 8" x 5' 7" (2.64m x 1.70m)

Bedroom Two

12' 8" x 10' 7" (3.86m x 3.23m)

Bedroom Three

13' 1" x 11' 1" Into recess (3.99m x 3.38m Into recess)

Bedroom Four

8' 2" x 5' 11" (2.49m x 1.80m)

Bathroom

6' 9" x 5' 1" (2.06m x 1.55m)

Outside

Rear Garden

Double Garage

Parking

Front Garden









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 Band: D

Tenure: Freehold

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