



EMLYN ROAD, EARLSWOOD, SURREY RH1

HOUND & PORTER
FIND A HOUSE. MAKE IT HOME

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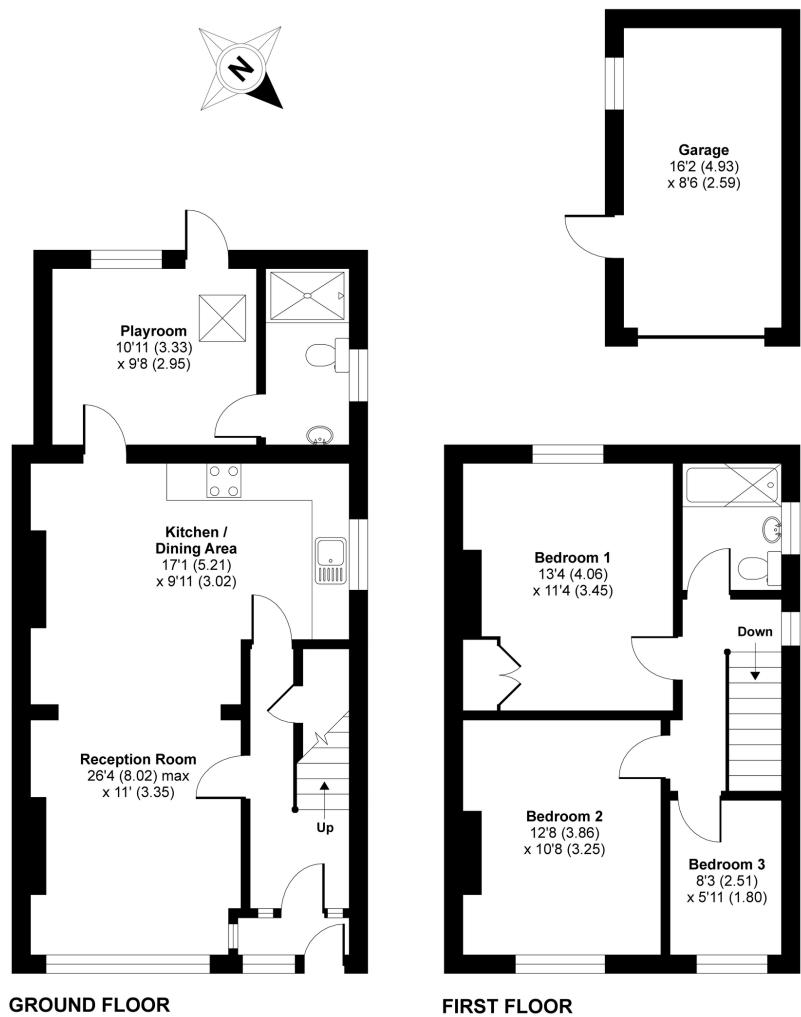


- Three / Four Bedroom semi detached house
- Recently fitted Shaker kitchen
- Stunning open plan living
- Downstairs wet room and W. C
- Private driveway
- Perfectly located for Earlswood Station and schools

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Emlyn Road, Redhill, RH1

Approximate Area = 1214 sq ft / 112.8 sq m (includes garage)
For identification only - Not to scale



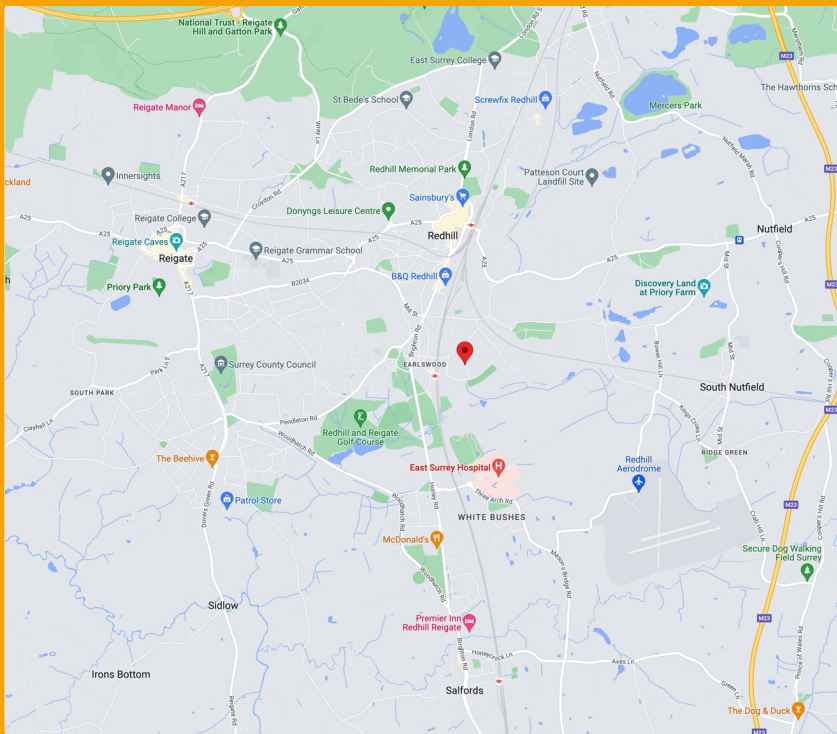
We, at Hound and Porter, are excited to be able to offer this beautiful example of a semi detached home in the heart of Earlswood Village. The open plan kitchen / living space has been recently refitted to incorporate shaker style units and built in appliances finished off perfectly with new flooring throughout. This stunning space, with bay window and electric fire, is the ideal space for families and those that enjoy entertaining.

Cleverly extended on the ground floor, there is a separate reception room with ensuite wet room. Currently used as a play room and occasional guest room, its versatility lends itself to be a great home office, studio, gym or even home salon.

Head on up and you will find three bedrooms and a family bathroom. Two of which are generous doubles, one of which benefiting from fitted cupboards and feature fireplace.

Outside, the private garden is mostly laid to lawn. The side access s larger than most, offering additional space to use and enjoy. There is a garage set back providing excellent storage. To the front, a private driveway for two cars.

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LOCATION

This lovely home is set within the village of Earlswood, just outside Redhill, with its excellent train links to London. Tiddly Winks Nursery is just down the road, and Holborns convenience store is close by on Hooley Lane. If you love walking, then Earlswood Lakes is a short walk away and there are plenty of outdoor facilities locally. Earlswood Infant and Junior Schools are just around the corner. If you fancy exploring further afield the picturesque market town of Reigate is only 2.2 miles away with its boutique shops, cafes and restaurants as well as Priory Park and everyman cinema.

TRANSPORT

Within easy reach of the, A25, M23, M25 and Gatwick Airport
A bus service providing access to Redhill, Reigate, Horley and north of the M25
DISTANCE TO STATIONS FROM PROPERTY BY ROAD
• 0.4 miles to Earlswood Station • 1.5 miles to Redhill Station

Reigate and Banstead Borough Council
Council Tax Band D - £2,349 per annum



DID YOU LIKE WHAT YOU'VE JUST SEEN?

Get in touch. We are more than happy to arrange a viewing, assist you with the complicated paperwork and find you the best local businesses to help during and after your move. We look forward to hearing from you.

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