



49 Horley Road, Redhill, Surrey, RH1 5AL

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**JAMES DEANE**  
ESTATE AGENTS

If you are looking for a rare opportunity to purchase a charming and understated home, then this delightful three bedroom detached chalet bungalow set in prime location and tucked away within easy reach of Salfords train station is ideal for you. The property provides a completely spacious feel throughout and is suitable for entertaining guests as well as providing a large amount of space for the family. The ground floor comprises: entrance hall, living room, kitchen with an array of high end integrated appliances, bathroom, utility, master bedroom and conservatory. The first floor benefits from two further double bedrooms with built-in eave storage. Outside is a fabulous well-established private rear garden, ideal for entertaining and



hosting garden parties in the warm summer months and to the front a gated private driveway providing parking for several vehicles

Earlswood train station is within easy walking distance with close links to London & the South Coast. Redhill has a wide selection of well-known shopping brands located in The Belfry Shopping Mall including Marks and Spencer's, New Look, Boots, H&M, Waterstones & many more. At the northern end of town, you can find the Harlequin theatre/Cinema and Library, as well as café's, restaurants and public houses within the local area.

Redhill also boasts a number of highly regarded schools, state and independent, for all ages. These include; St Bede's School, Royal Albert and Alexander School, Warwick School and for higher education East Surrey College.

**Guide Price £440,000**







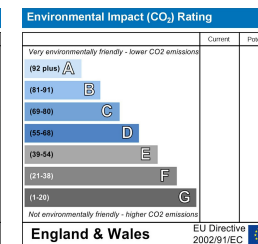
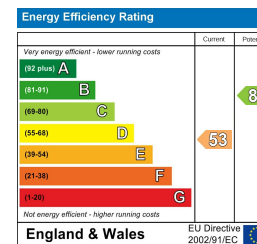
# Floor plan



Horley Road, RH1  
Approx. Gross Internal Floor Area 1,383 sq. ft. (128.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: Freehold  
Council Tax Band: D

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