



barnard marcus

Wimborne Avenue, Redhill RH1 5AG

Welcome to **Wimborne Avenue, Redhill**

Located on a popular residential through road this family home has the space and qualities to be your family home for decades. The property is close to Earlswood railways station, shops, and bus routes. The local schools are too numerous, primary, secondary plus two local colleges. The property needs an aesthetic makeover and would reflect work done in the new value.



Agents Note



Total floor area 107.3 m² (1,154 sq.ft.) approx

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.propertybox.io

Welcome to

Wimborne Avenue, Redhill

- Extended Three/Four-bedroom semi-detached family home in a residential no through road
- Large side and rear extensions adding a Study/B4 and a large kitchen/dining room
- Off road parking for two cars
- Earlswood railway station within 10/15 minutes walking distance
- Large lounge opening onto family room

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£175,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/RDH103935



Property Ref:
RDH103935 - 0017

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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