



22 Lyndale Road.

Redhill

Guide Price £385,000





## 22 Lyndale Road

This lovely three-bedroom Victorian end of terrace house offers a fantastic opportunity for contemporary living. Boasting two reception rooms and a large kitchen, it provides ample space for entertaining family and friends. Situated within a sought-after cul-de-sac, this property is conveniently located within walking distance to Redhill Train Station, providing easy access to London, Brighton, and Gatwick Airport.

The south-facing court yard style rear garden adds a touch of tranquillity to the property, allowing for a peaceful outdoor space. With no onward chain, this house is ready for the new owners to make it their own. Recently decorated, it presents a fresh and modern interior, creating a warm and welcoming atmosphere. Additionally, a recently installed combi gas boiler ensures efficient heating throughout the property.

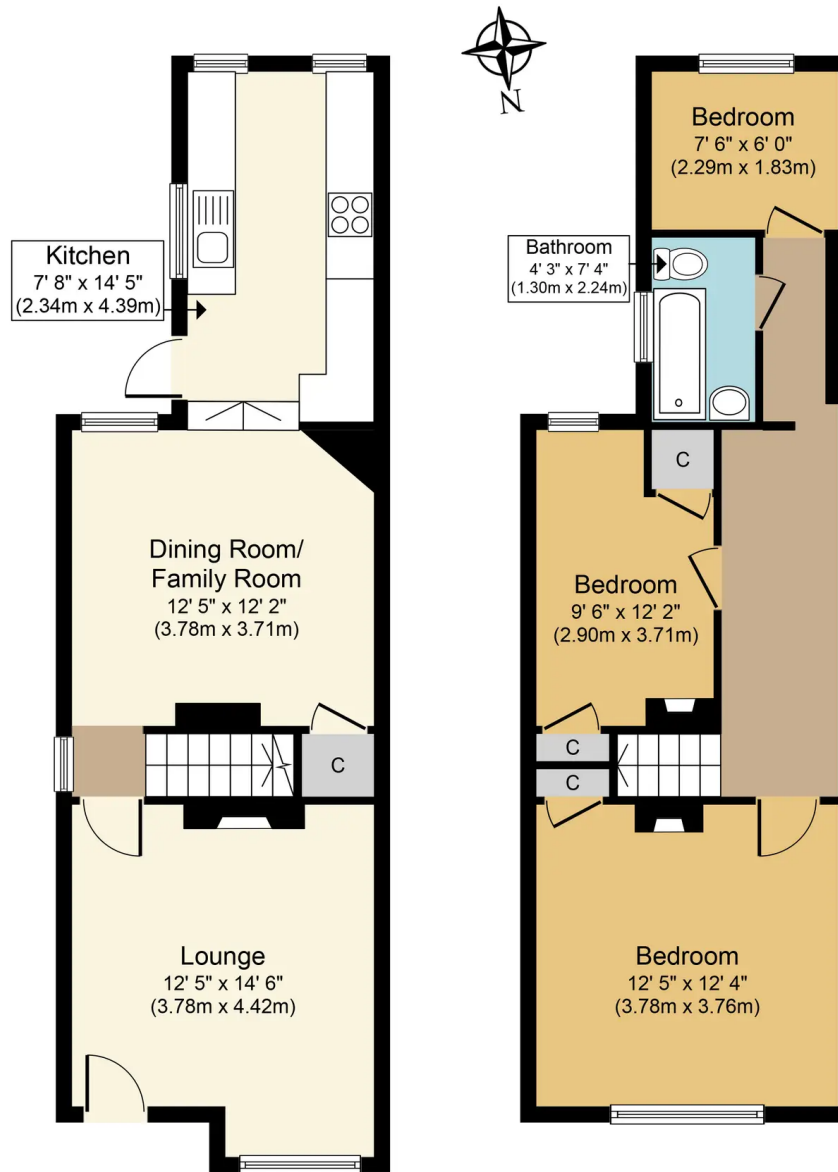
The court yard style rear garden offers a low maintenance outdoor space, perfect for those who enjoy spending time outside without the hassle of extensive gardening. This outside area provides a versatile space for various activities, making it a desirable find in the market.

Council Tax band: C

Tenure: Freehold







**Ground Floor**  
**Approximate Floor Area**  
 471 sq. ft.  
 (43.8 sq. m.)

**First Floor**  
**Approximate Floor Area**  
 459 sq. ft.  
 (42.6 sq. m.)

**Lyndale Road, RH1**



**Approx. Gross Internal Floor Area 930 sq. ft. (86.4 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.