



Reigate

Asking Price £450,000



3



1



2

Robert
Leech .



Reigate

Set in a pleasant cul de sac to the south of Reigate this charming semi detached property is presented in excellent condition.

Light throughout there is a good size lounge at the front of the house with a feature fireplace and views out to the front garden. At the rear the kitchen is well laid out with plenty of work surface space and storage that includes a useful larder cupboard. The dining room is dual aspect and includes patio doors out to the garden.

Upstairs the family bathroom is a delightful contemporary space with large bath with shower unit, pretty vanity unit with under sink storage. There is also underfloor heating and a heated towel rail. The master bedroom is a great size and includes a fitted double wardrobe as well as a further built in single wardrobe. Bedroom two and three are smaller rooms but still include excellent built in storage.

At the front of the house is a good size lawn area and a driveway with parking for two cars. Gated access to the side of the house leads via a handy covered access to the rear garden which features patio, lawn area, a pretty raised decked seating area, shed and a brick built outbuilding which currently serves as a utility room but also could be converted to provide a home office.



1.6 mile
Reigate



5.9 miles
Gatwick



1.6 miles
Earlswood

- Lounge with feature fireplace
- Modern kitchen with good storage
- Dual aspect dining room
- Three bedrooms
- Off street parking for two cars
- Useful brick built outbuilding
- Contemporary family bathroom
- The Reigate School is 0.4 miles distant
- Direct access into fields



OXTED
72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

REIGATE
1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LINGFIELD
27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

LONDON
121 Park Lane
London
W1K 7AG
0207 0791457



LOCATION

The property is set 1.6 miles to the south of the town centre with excellent local schools nearby such as Reigate School and Sandcross School and there are local shops within a short walk that include a butchers, bakery and a co-op.

The town centre itself boasts a comprehensive range of local shops and boutiques including M&S Simply Food. There are also a good number of restaurants, cafes and coffee shops including Costa, Starbucks and Café Nero. Local restaurants include Pizza Express, Nandos, Cote & Bill's.

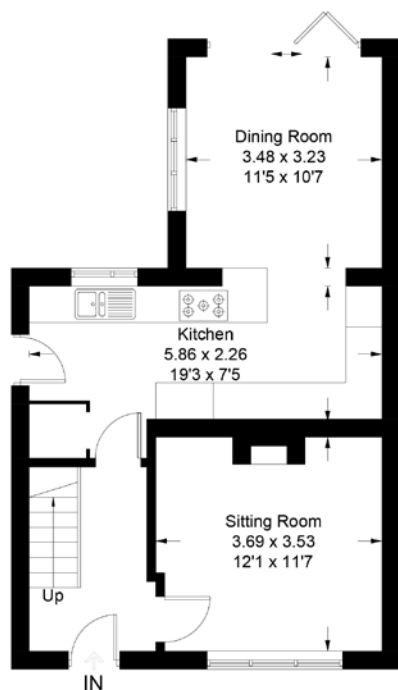
The area sits close to some lovely nearby countryside walks that include the popular Earlswood Lakes.

FAQ'S

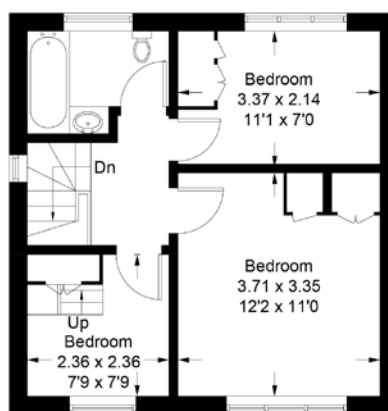
- Reigate & Banstead Borough Council tax band D £2072.11
- Gas Central heating
- Total Living Space TBC sq ft.
- EPC Rating TBC



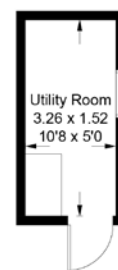
Approximate Gross Internal Area = 83.8 sq m / 902 sq ft
 Utility Room = 4.9 sq m / 53 sq ft
 Total = 88.7 sq m / 955 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID797388)

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