



Reigate, Surrey,

Asking price £489,950



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Robert  
Leech .



Offered to the market in fantastic condition and located in the heart of Reigate, close to all amenities including the station, town centre and good schools is this beautifully presented 3 bedroom terraced home. The property has a spacious living room at the front of the house, an attractive, modern kitchen/diner with fitted floor and wall hung units offering plenty of storage, great space for dining and French doors leading out to a wonderfully kept garden. Upstairs are 3 double bedrooms, the size of the master being very generous and with 2 bedrooms including fitted cupboards. The gorgeous family bathroom includes modern fittings and consists of a walk in shower, WC, and washbasin.

The pretty and private garden is south facing. There is a single garage which could be used for parking or storage, accessible from the garden and also a further covered parking space.



0.7 miles  
Reigate



7.4 miles  
Gatwick



0.2 miles  
Reigate

- Central Reigate location
- 3 bedrooms & 1 bathrooms
- Modern kitchen/dining room
- Pretty & private south facing garden
- Walking distance to Reigate & station
- Immaculately presented
- Living space 925sq ft
- Convenient for local amenities
- Garage & covered parking space
- Attractive contemporary bathroom



**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



Reigate provides a comprehensive range of local shops and boutiques with an M&S Simply Food and Jo Malone. There are also a good number of restaurants, artisan cafes, bakeries and patisseries including Chalk Hill Bakeries, Cullenders, The Chapel & Canakin. Local independent restaurants provide a wealth of international cuisine, including, Lebnaani, Monte Forte Pizza, Carmona Tapas, Saffron Summer Indian and Island House – international food in addition to many favourite High Street names. Reigate Priory Park offers many acres of open parkland and excellent facilities including tennis courts, skate park and a cafe.

Commuting to London from Reigate station takes around 40 minutes into London Bridge or Victoria. Gatwick airport in 15 minutes, along with routes to a variety of other destinations, whilst The Channel Tunnel is within a 90 minute drive.

#### FAQs

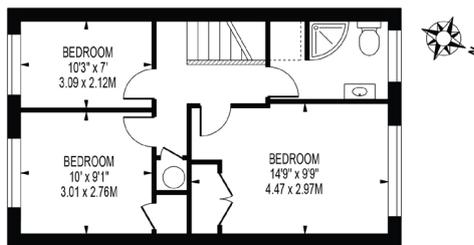
- Reigate District Council
- Council tax D £2,014.49pa
- Total living space 925sq ft.
- Tenure freehold



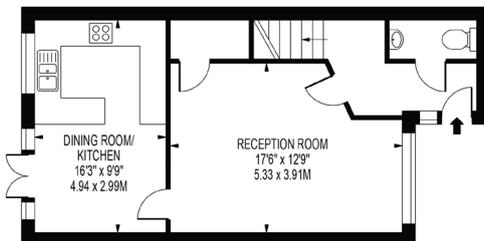
**HOLMESDALE ROAD**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 925 SQ FT - 85.89 SQ M  
 (EXCLUDING GARAGE)

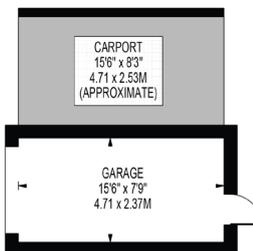
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 120 SQ FT - 11.16 SQ M



FIRST FLOOR



GROUND FLOOR



FOR ILLUSTRATION PURPOSES ONLY



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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Robert Leech

