



31 New Causeway.

Reigate

Guide Price **£475,000**



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Set within a sought-after location, this recently refurbished three bedroom end of terrace property offers stylish and contemporary living spaces. The welcoming entrance leads into a modern kitchen diner, perfect for hosting family and friends. This flows effortlessly into two generously proportioned reception rooms, providing ample space for relaxation and entertaining. Upstairs, the property boasts three double bedrooms, including a master bedroom with en-suite, offering a private retreat. The property also features a cloakroom/wc, driveway parking, and a garage, providing convenience and practicality.

The outside space is equally impressive, with a well-maintained rear garden, offering a tranquil and secluded space to unwind. To the rear of the garden, there are two outbuildings, with one benefiting from air conditioning and the used either as a home office or gym. This additional space provides flexibility and versatility to suit your lifestyle needs. With no onward chain, this property presents an excellent opportunity to secure a modern and spacious family home in a desirable location.

Council Tax band: D

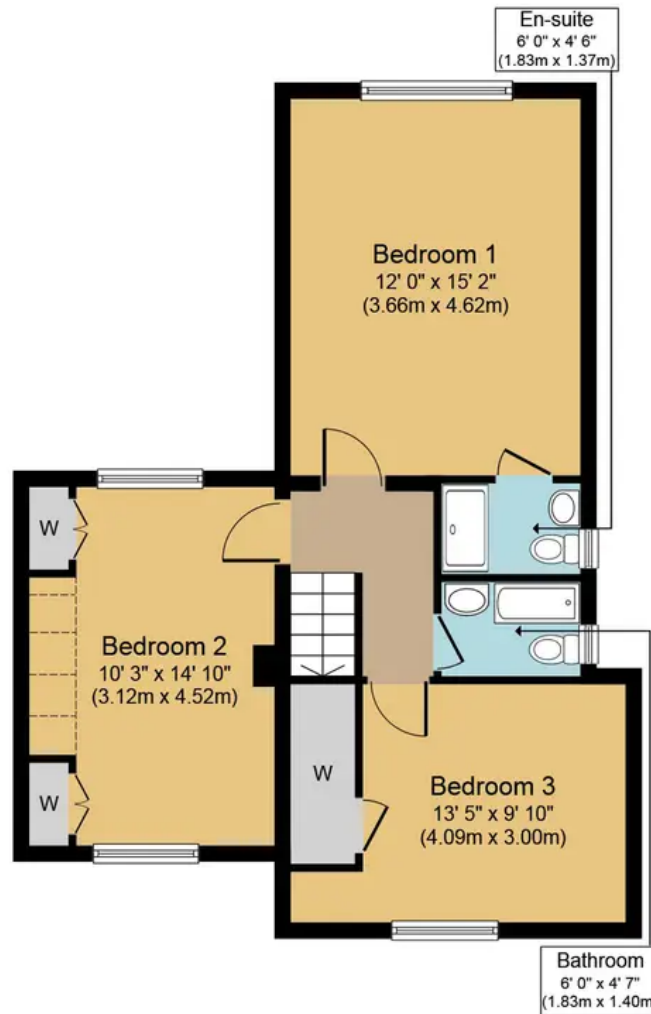
Tenure: Freehold



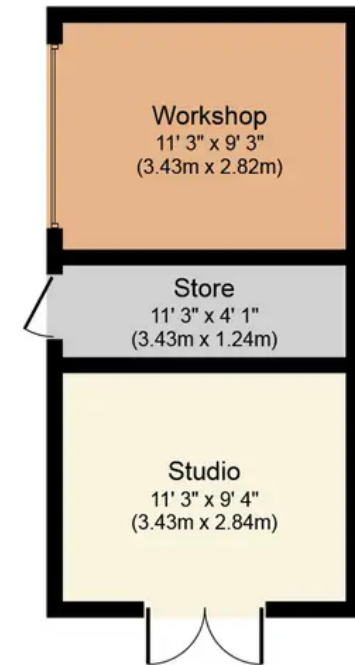




Ground Floor
Approximate Floor Area
663 sq. ft.
(61.5sq. m.)



First Floor
Approximate Floor Area
543 sq.ft.
(50.4 sq.m.)



Outbuilding
Approximate Floor Area
257 sq.ft.
(23.9 sq.m.)

New Causeway, RH2

Approx. Gross Internal Floor Area 1472 sq. ft. (136.7 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.