



39 Orchard Way.

Reigate

Guide Price **£450,000**



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Reigate

Ideally situated within the highly sought-after residential area of South Reigate, this charming three bedroom semi-detached house presents an incredible opportunity for those looking to create their dream home. Boasting a detached garage accessed via a shared drive, this property also offers two spacious reception rooms and a convenient cloakroom/wc. With its attractive facade and potential for extension, subject to necessary planning permissions, this house offers immense potential.

Externally, the property benefits from a delightful rear garden, providing a peaceful sanctuary perfect for enjoying outdoor activities or simply unwinding after a long day. The garden offers ample space for outdoor furniture and greenery, allowing residents to fully embrace the natural surroundings. Whether you desire a garden to entertain guests, cultivate your own vegetable patch, or to create a tranquil retreat, this property caters to all possibilities.

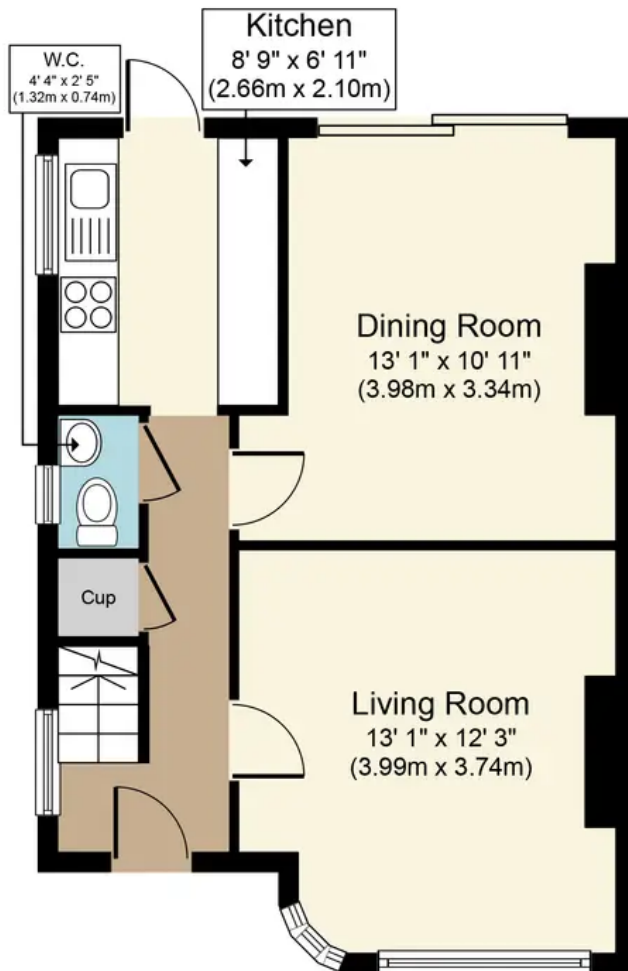
Presenting a rare opportunity to acquire a property with potential for expansion, this 3 bedroom semi-detached house is primed for renovation and offers a wonderful canvas to transform into a truly exceptional family home. With the added bonus of no onward chain, this property is not to be missed.

Council Tax band: D

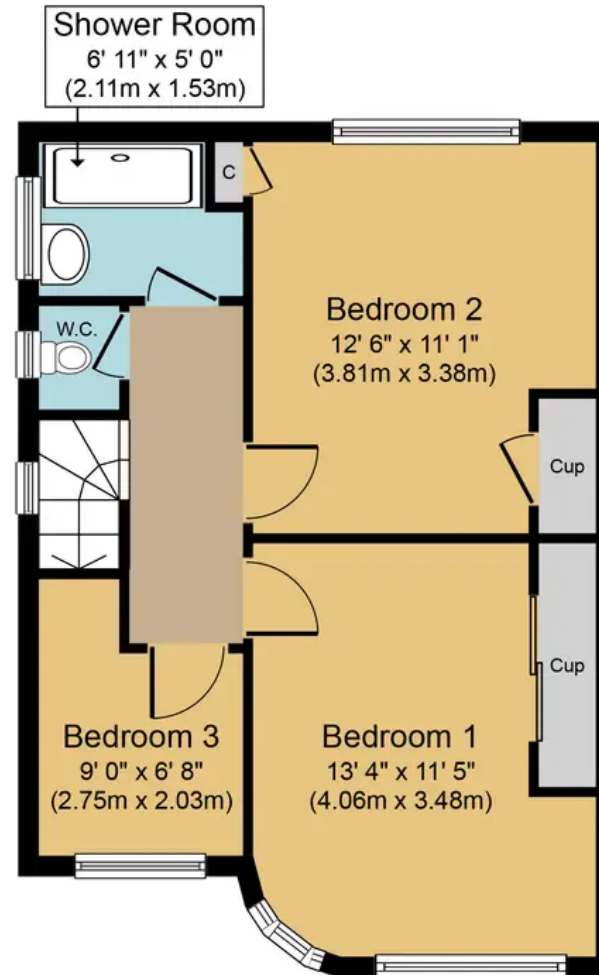
Tenure: Freehold



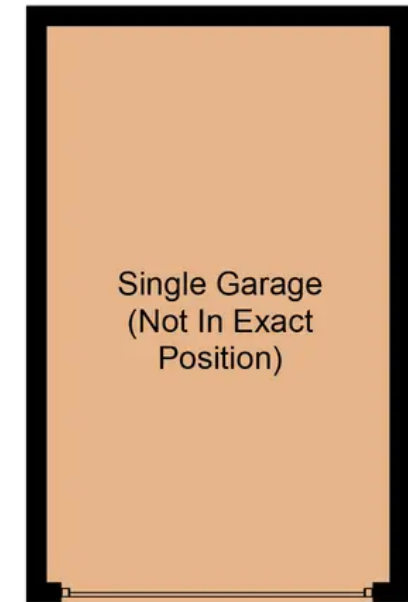




Ground Floor
Approximate Floor Area
456 sq. ft.
(42.4 sq. m.)



First Floor
Approximate Floor Area
457 sq. ft.
(42.5 sq. m.)



Garage

Orchard Way, RH1
Approx. Gross Internal Floor Area 913 sq.ft. (84.9 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.