



## 33 Lymden Gardens

Reigate

Guide Price **£500,000**





## 33 Lymden Gardens

Introducing this beautiful three-bedroom end of terrace house located in the popular Woodlands Estate. Upon entering the property, you will be greeted by a spacious porch which leads into the bright sitting room, ideal for relaxation and unwinding after a long day. The stunning open plan kitchen/diner is modern and stylish being perfect for those who love to entertain, as it offers ample space for dining and socialising with family and friends.

This property offers convenience at its finest, being ideally located for Reigate Station and shops, ensuring easy access to all local amenities. Additionally, the house features a cloakroom/wc, double glazing and gas central heating throughout the property, promising a comfortable living environment. The garage, accessible from the rear garden, provides secure storage space for vehicles and other belongings.

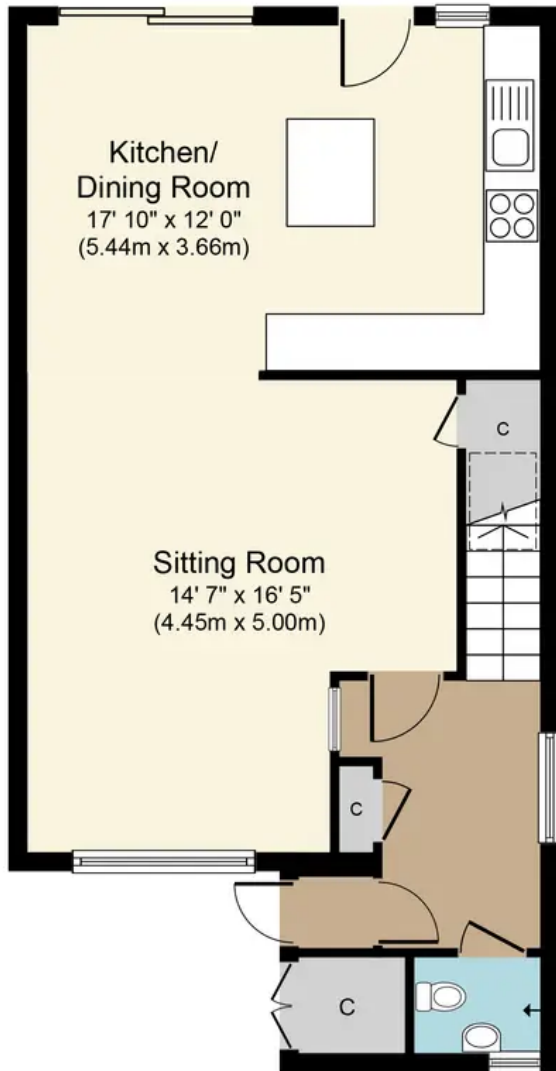
Outside, this property offers a west-facing garden, bathing the outdoor area in beautiful natural sunlight throughout the day. The garden allows residents to enjoy the wonderful outdoors while providing the perfect space for al fresco dining, gardening, or simply relaxing. The direct access from the rear garden to the garage offers convenience and ease for homeowners, with the ability to easily access their vehicles. The spacious garden is versatile and offers endless possibilities for creating an outdoor oasis to suit individual preferences and needs. Overall, this property truly excels in providing a comfortable and modern living experience. With its stunning open plan living areas, convenient location, and ample outside space, this property is an ideal choice for those seeking a stylish and practical home.

Council Tax band: D Tenure: Freehold

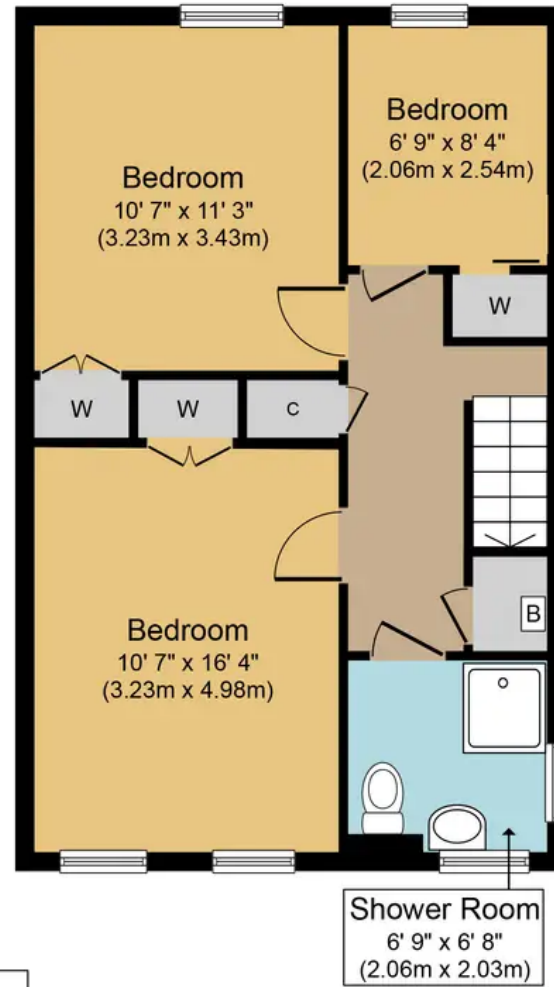




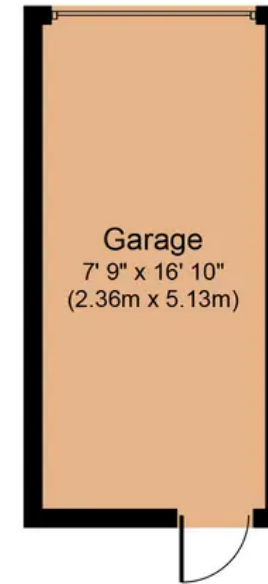




**Ground Floor**  
Approximate Floor Area  
603 sq. ft.  
(56.0 sq. m.)



**First Floor**  
Approximate Floor Area  
512 sq. ft.  
(47.6 sq. m.)



**Garage**  
Approximate Floor Area  
131 sq. ft.  
(12.2 sq. m.)



**Lynden Gardens, RH2**

**Approx. Gross Internal Floor Area 1262 sq. ft. (117.3 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.