



9 Fitzroy Place, Reigate

Guide Price £850,000



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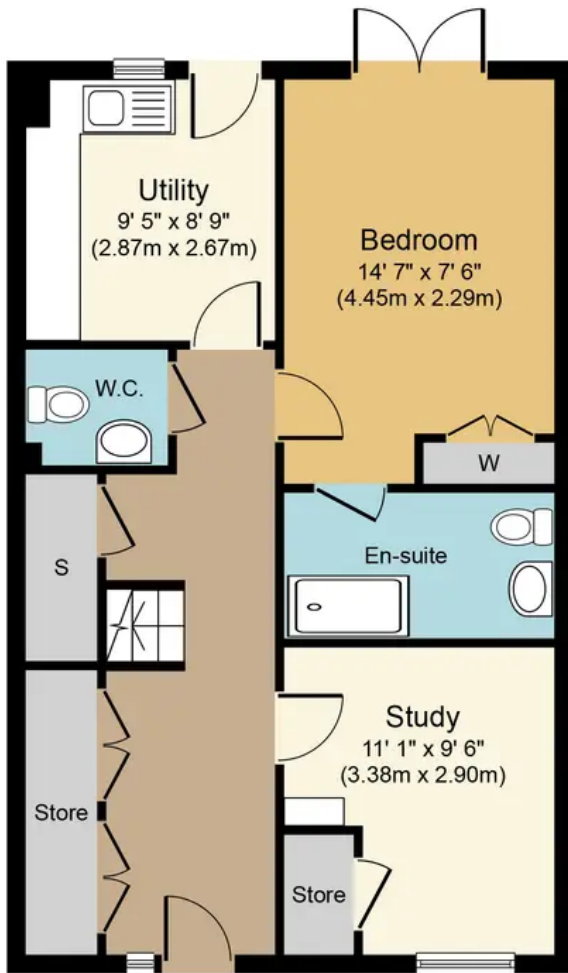
This attractive townhouse is situated on the ever-popular Fitzroy Place development, a collection of executive homes and apartments built in 2007. The modern home is presented to a good standard throughout after being redecorated in 2021 and offers all the desired conveniences, with a layout that's equally well suited to busy family life as it is professional couples or those looking to downsize. The house also benefits from a fantastic setting that is within walking distance of both Reigate and Redhill town centres.

Set in a lovely quiet cul de sac in a well regarded location

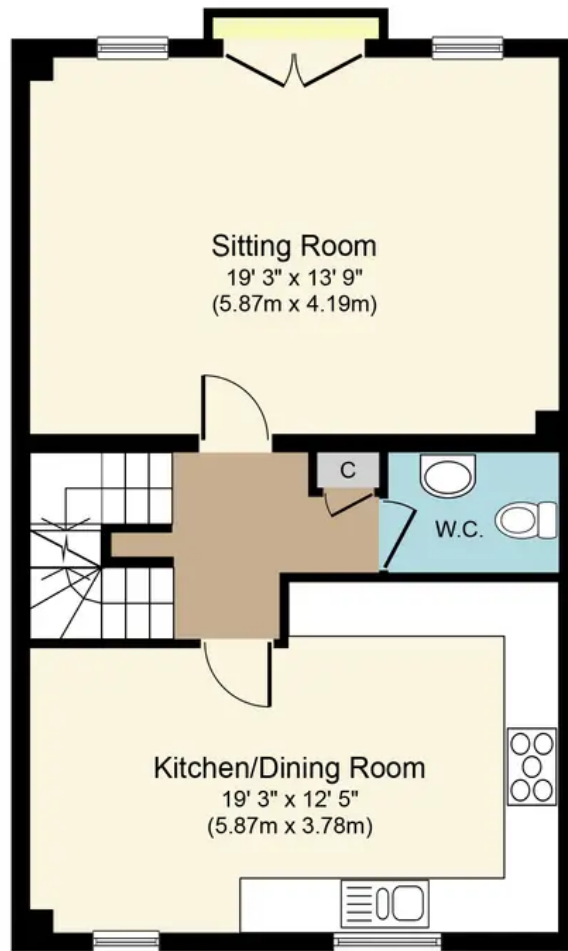
- In excess of 1,800 sq foot of accommodation over 3 floors
- Off street parking and separate garage
- Four bedrooms and three bathrooms
- 20-25 minute walk to Redhill station and 20 minute walk to Priory Park
- Extremely close to Reigate Parish which is an Ofsted excellent junior school, with Reigate Grammar school and Dunottar a few minutes walk away



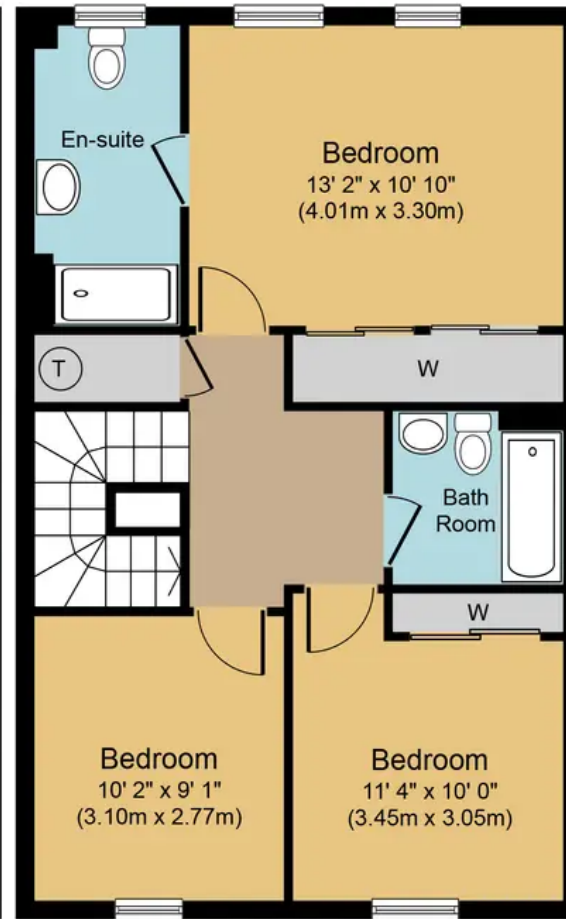




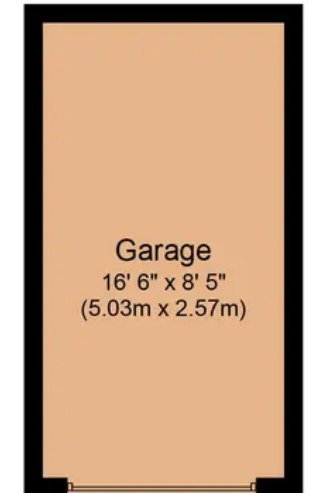
Ground Floor
Approximate Floor Area
602 sq.ft.
(56.0 sq.m.)



First Floor
Approximate Floor Area
602 sq.ft.
(55.9 sq.m.)



Second Floor
Approximate Floor Area
602 sq.ft.
(56.0 sq.m.)



Garage
Approximate Floor Area
143 sq.ft.
(13.3 sq.m.)

Fitzroy Place, RH2
Approx. Gross Internal Floor Area 1,950 q.ft. (181.2 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.