



14 Kingsley Grove.

Reigate

Guide Price £500,000



14 Kingsley Grove

Situated in the sought-after South Reigate area, this charming three-bedroom semi-detached family home offers an ideal blend of modern living and convenience. The property boasts a through lounge/diner, creating a spacious and versatile living area that is perfect for family gatherings or entertaining guests. The modern open plan kitchen provides a contemporary space for culinary enthusiasts, while the modern first-floor bathroom offers a touch of luxury for residents. In addition, the property features a garage accessed via a shared drive, along with off-road parking to the front, ensuring ample space for vehicles. The good-sized south-west facing garden is a haven for outdoor relaxation, with a decking patio providing a perfect spot for al fresco dining or simply enjoying the sunshine. The property also presents the exciting opportunity to extend both to the rear and into the loft, subject to obtaining the necessary planning permissions.

This home is strategically located for access to popular local schools, making it an ideal choice for families with children. With no onward chain, this property offers a smooth and hassle-free buying process.

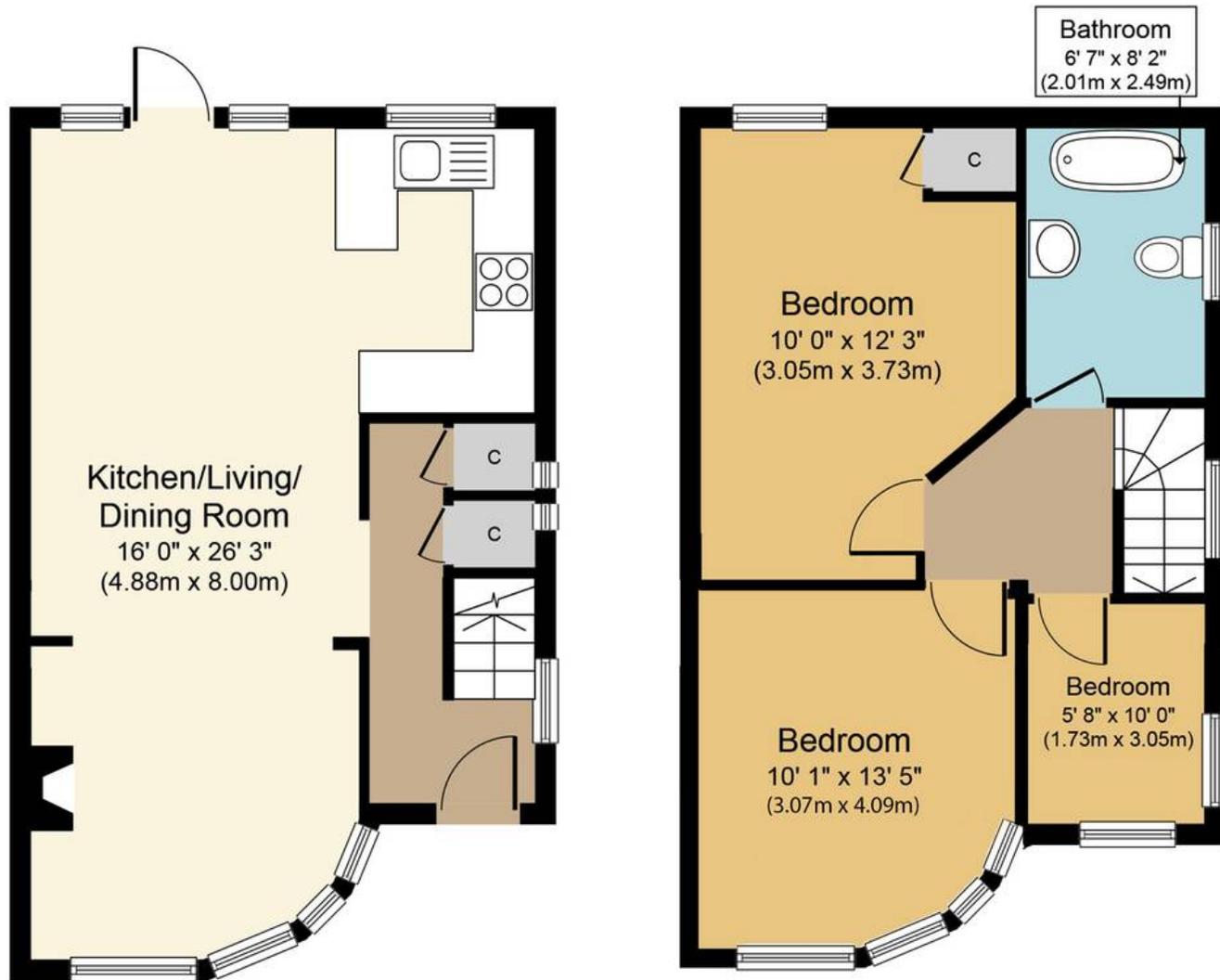
Reigate itself is a picturesque town offering an array of shops and services, reflecting the quintessential charm of English rural communities. Commuters will appreciate the proximity to Reigate station, providing convenient rail connections to London Bridge and Victoria within approximately 40 minutes. For added convenience, Redhill is just two miles away, offering direct routes to central London.

The property benefits from easy access to the M25, Junction 8, facilitating travel to London and beyond. Gatwick Airport is a mere eight miles away, catering to the needs of frequent air travellers, while Heathrow Airport is within a 30-mile radius.

Council Tax band: D Tenure: Freehold







Ground Floor
 Approximate Floor Area
 386 sq. ft.
 (35.8 sq. m.)

First Floor
 Approximate Floor Area
 426 sq. ft.
 (39.5 sq. m.)

Kingsley Grove, RH2

Approx. Gross Internal Floor Area 811 sq. ft. (74.4 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.