



**88 Hornbeam Road, Reigate**

Reigate

Guide Price £450,000

**hm** halliwell  
marks

## 88 Hornbeam Road

New to market is this deceptively spacious family home located in a popular south Reigate location. The house is offered in good decorative order throughout and boasts well planned accommodation with generously sized rooms. The ground floor presents a light entrance hall, a large reception room, a well equipped kitchen / diner with conservatory leading out to the south facing garden. Upstairs there are three bedrooms and family bathroom. Externally there is a gated driveway for two cars.

Nearby you will find the highly regarded Reigate secondary school as well as Dovers Green and Reigate Parish. In addition there are a range of local shops within a short walk and with Priory Park and Reigate high street less than a mile away.

Council Tax band: D

Tenure: Freehold

- Three Bedrooms
- Driveway Parking
- South Facing Garden
- Conservatory
- Well Presented Throughout
- Catchment for Reigate School

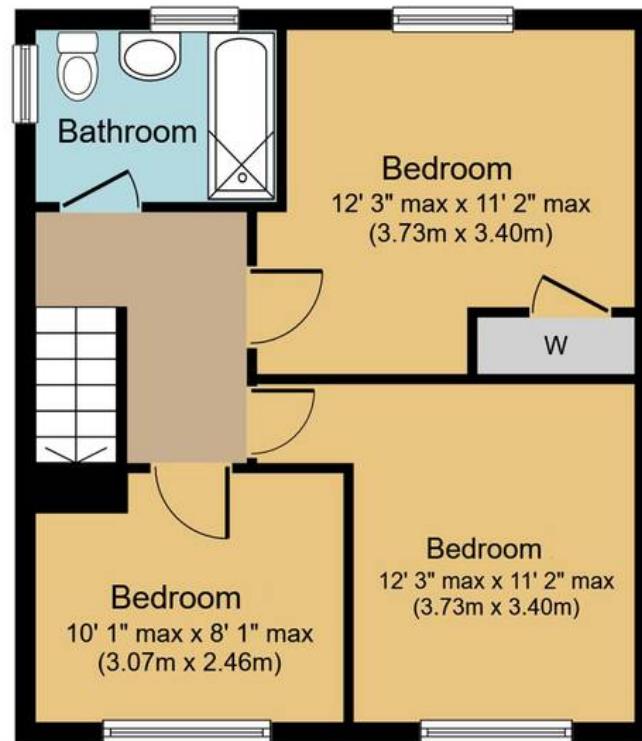






**Ground Floor**  
Approximate Floor Area  
614 sq. ft.  
(57.0 sq. m.)

**Hornbeam Road, RH2**  
**Approx. Gross Internal Floor Area 1,050 sq. ft. (97.5 sq. m.)**



**First Floor**  
Approximate Floor Area  
436 sq. ft.  
(40.5 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.