



13 Merrywood Park, Reigate

Reigate

Guide Price **£365,000**



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Reigate, Reigate

Set within three acres of communal gardens and located in a highly desirable North Reigate location, this well presented 2-bedroom ground floor maisonette is less than a five-minute walk of both Reigate train station and within ten minutes walk of the town centre.

Internally the property boasts two double bedrooms, a family bathroom, a well-equipped open plan kitchen with dining space and lounge with doors leading to a Easterly facing private patio which enjoys unobstructive views and direct access to the extensive mature grounds of flower beds, lawn and trees.

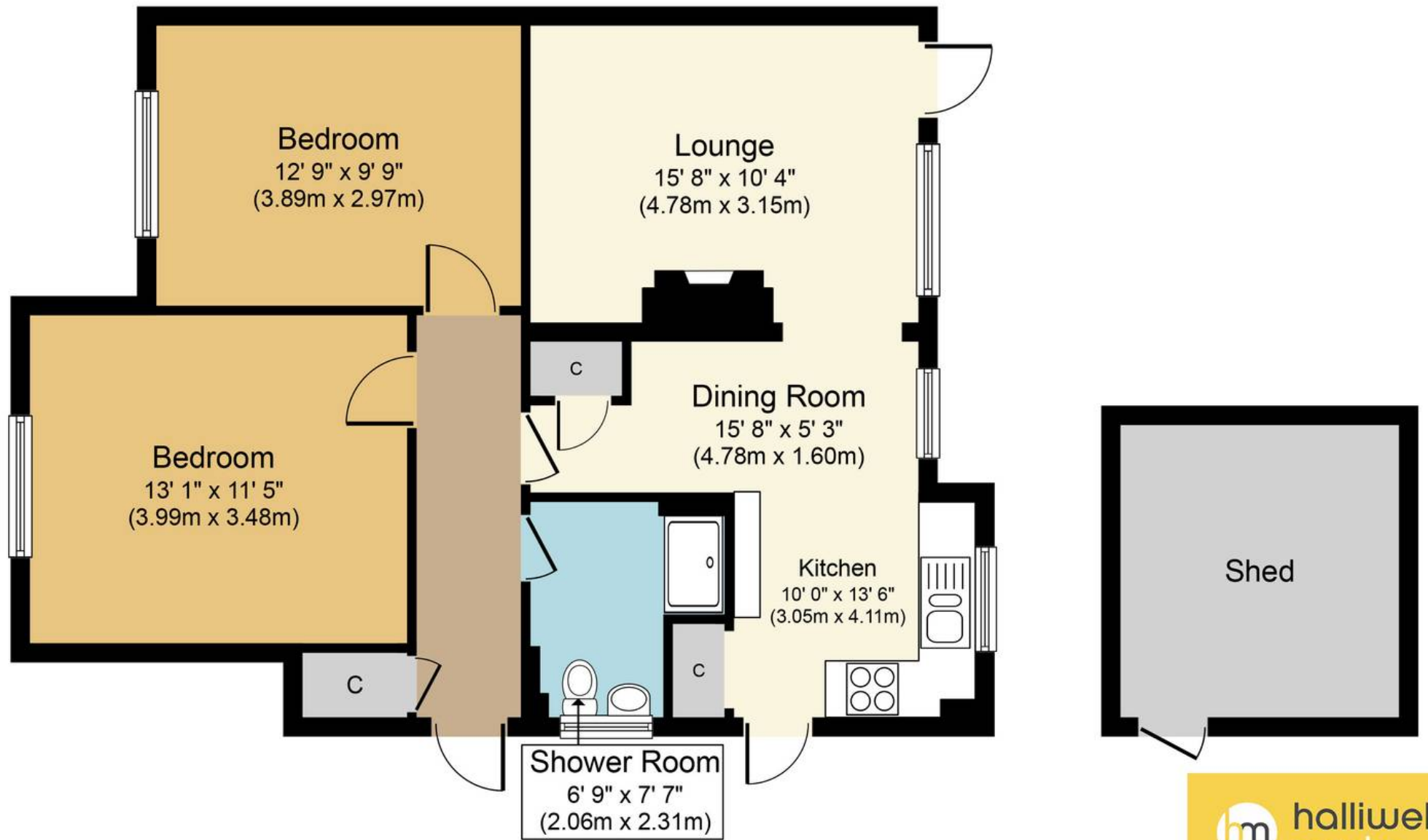
Council Tax band: C

Tenure: Leasehold

- Three Acres of Mature Communal Grounds
- Exceptional North Reigate Location
- Walking Distance to Reigate Station and Town Centre
- Ground Floor Maisonette
- Private Patio to Rear
- Good Condition Throughout
- Separate Brick Built Storage Shed
- Long 900+ Year Lease







Approximate Floor Area
 690 sq. ft.
 (64.1 sq. m.)

Merrywood Park, RH2
Approx. Gross Internal Floor Area 690 sq. ft. (64.1 sq. m.)



Outbuilding

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.

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