



192 Sandcross Lane

Reigate

Guide Price £700,000



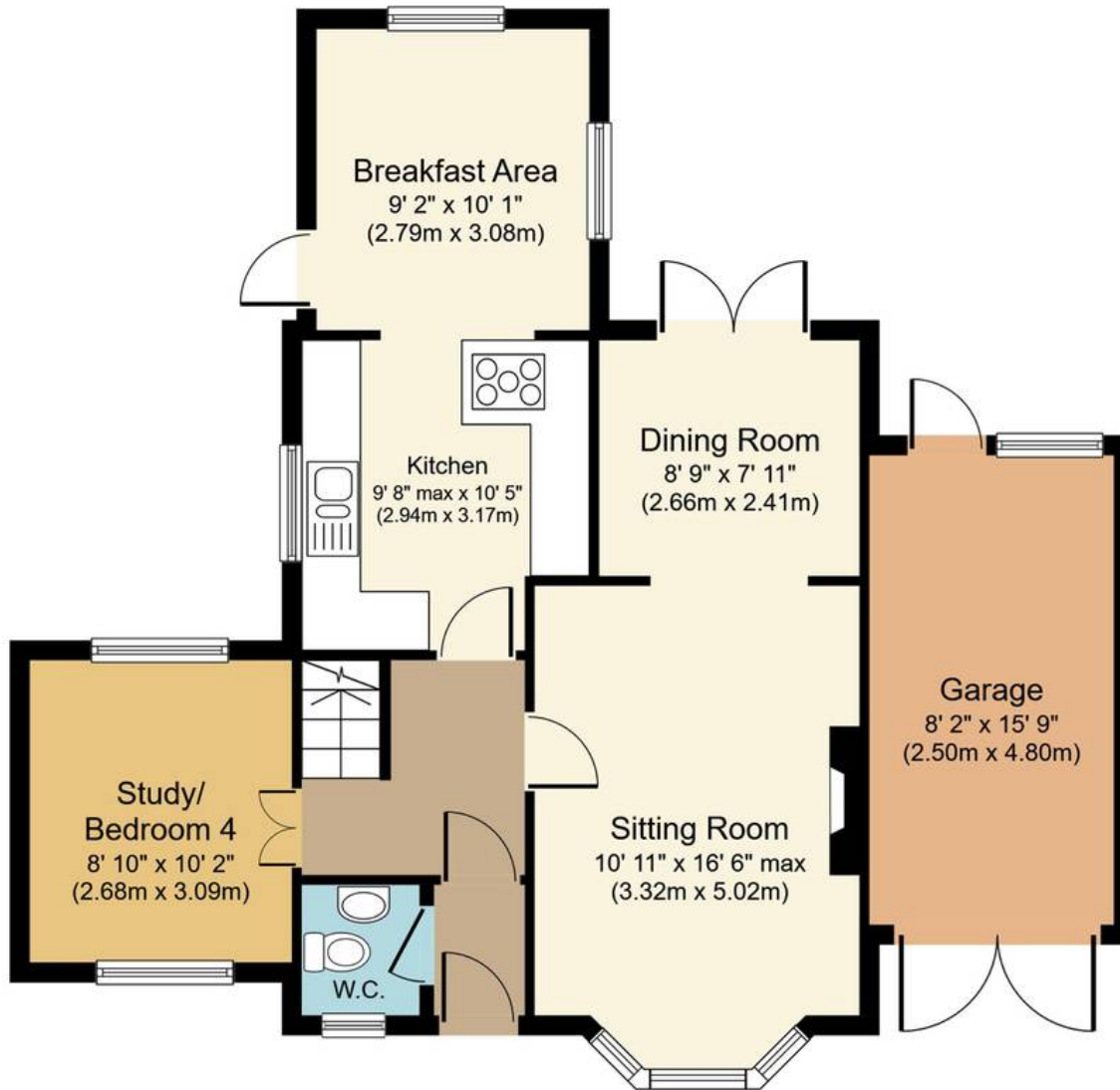
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This beautiful 3/4 bedroom linked detached family home offers a perfect blend of modern comfort and traditional charm. The property features a through lounge diner, providing plenty of space for family gatherings, along with a lovely kitchen breakfast room that is ideal for enjoying meals together. The dual aspect study or ground floor bedroom offers versatility in its use, while the cloakroom/wc and modern family bathroom provide convenience for daily living. The landscaped rear garden boasts both patio and decking areas, creating the perfect outdoor retreat. Additionally, the single garage and off-road parking for several vehicles ensure convenience for homeowners and guests. The property further delights with its bright and spacious entrance hall adorned with Herringbone Parquet flooring, setting a sophisticated tone from the moment you step inside. The bright double aspect breakfast area is a highlight of the home, offering an ideal space for casual dining or enjoying a leisurely chat over coffee. The rear garden is a tranquil oasis, well-screened by mature hedges, providing a relatively private setting for relaxation and recreation. Positioned within walking distance to the picturesque Priory Park, this property is located on a desirable residential road just South of Reigate, making it an ideal choice for families. Its proximity to schools adds to its appeal, ensuring a convenient lifestyle for residents seeking quality education options. Outside, the property features an attached garage with the potential to convert into extra living space, offering further flexibility for homeowners. Whether you desire a peaceful sanctuary indoors or a charming outdoor retreat, this property provides the perfect canvas for you to create your dream family home.

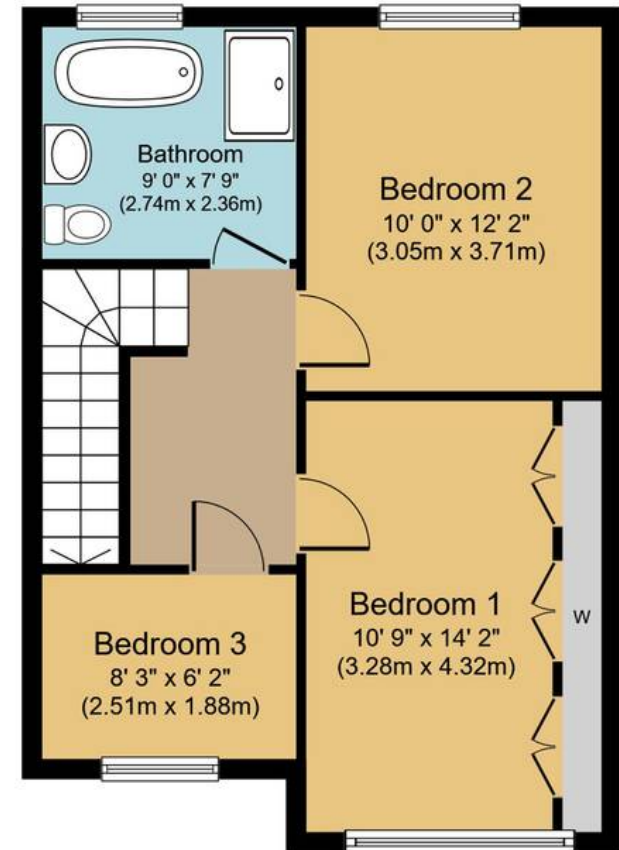
Council Tax band: E Tenure: Freehold







Ground Floor
Approximate Floor Area
756 sq. ft.
(70.2 sq. m.)



First Floor
Approximate Floor Area
482 sq. ft.
(44.8 sq. m.)

Sandcross Lane, RH2

Approx. Gross Internal Floor Area 1,238 sq. ft. (115.0 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.