



48 Blackthorn Road.

Reigate

Guide Price £650,000



48 Blackthorn Road

This beautiful extended four-bedroom semi-detached family home is a gem located within walking distance of a selection of excellent local schools. As you step inside, you are greeted by a large dual aspect lounge, perfect for family gatherings, and a separate open-plan kitchen dining room, ideal for entertaining. The property also boasts a utility room and a convenient downstairs cloakroom/wc. The modern family bathroom and an en-suite wc to the rear aspect bedroom provide practicality and comfort for daily living.

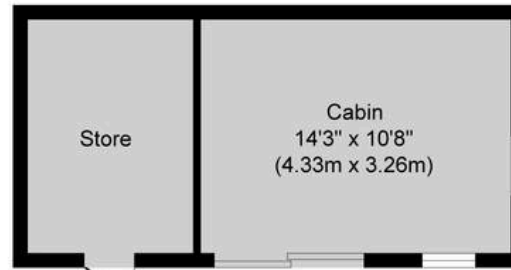
Step outside into the lovely landscaped and mature south-facing rear garden, complete with deck and patio areas, offering a serene space to unwind and enjoy the open views. The garden also features a modern and spacious garden office/home gym, adding versatility to the outdoor living space. With driveway parking at the front and plenty of on street parking. Proximity to woodlands such as Earlswood and Redhill commons, as well as local amenities and parks, this property offers a perfect blend of convenience and tranquillity. Shops and Priory park are just a 15 minute walk through the woods. The family bathroom has been recently refitted with gorgeous tiling, adding a fresh touch to the home. Boasting three good-sized double bedrooms and a single currently used as a home office, this property provides ample accommodation for a growing family.

The outside space of this property truly shines as a little oasis. The south-facing garden with deck and patio areas offers a perfect setting to enjoy the stunning sunsets and scenic views across to Leith Hill. Additionally, a modern garden room, currently serving as a music room, presents a versatile space that can be transformed into a teenage den, home office, or gym, catering to various lifestyle needs.

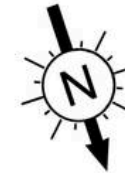
Council Tax band: D Tenure: Freehold



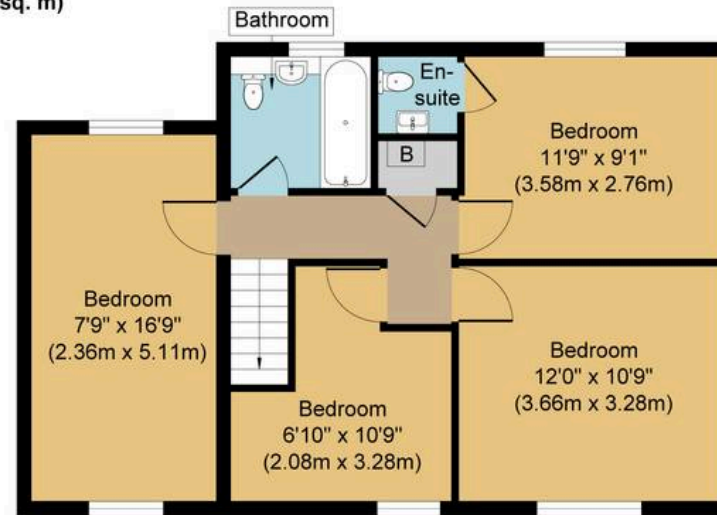




Outbuilding
 Approximate Floor Area
 237 sq. ft
 (21.99 sq. m)



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



First Floor
 Approximate Floor Area
 609 sq. ft
 (56.61 sq. m)



Blackthorn Road, RH2
Approx. Gross Internal Floor Area 1,602 sq. ft. (148.84 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.