



8 Blanford Mews

Reigate

Guide Price £650,000

hm halliwell
marks

Situated within a highly desirable Reigate mews development, this modern three bedroom terraced townhouse offers spacious and stylish accommodation arranged over three floors. The property features three generously sized double bedrooms, including a master suite complete with fitted wardrobes and a contemporary en suite shower room.

The ground floor comprises a welcoming entrance hall, a modern kitchen breakfast room fitted with integrated appliances and ample storage, a practical utility room, and a convenient cloakroom with WC. The first floor hosts a bright and airy living room, enhanced by feature windows that provide a pleasant outlook over the rear aspect, creating an inviting space for relaxation or entertaining.

Each bedroom is well-proportioned, providing flexibility for family living, guest accommodation, or home office use. The family bathroom is finished to a high standard, complementing the overall modern feel of the home. Additional features include air conditioning on two floors off road parking for residents, complete with an EV charge point (ideal for electric vehicle owners), and efficient heating and double glazing throughout. The property is presented in excellent decorative order and benefits from a thoughtfully designed layout that maximises both light and space.

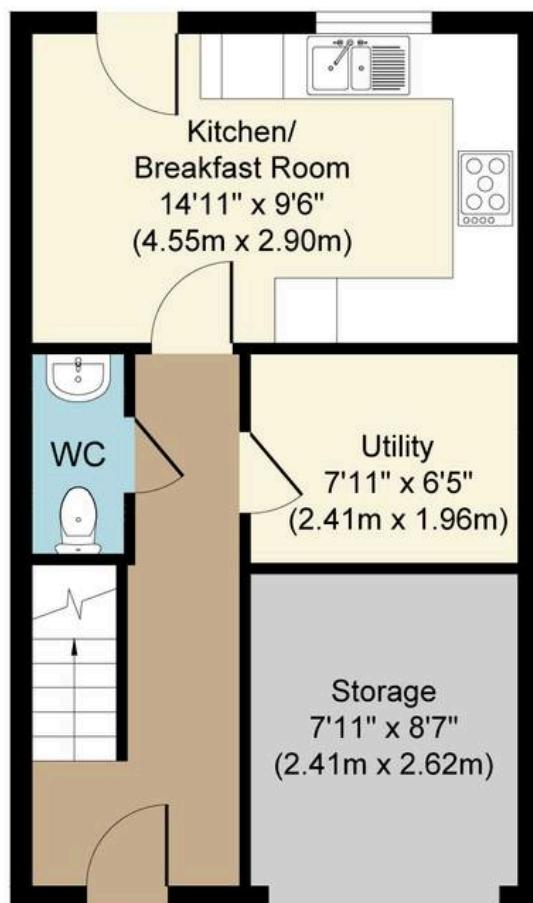
Located within easy reach of Reigate's vibrant town center, reputable schools, and mainline station, this home is perfectly positioned for commuters and families alike. It is also walking distance to the Reigate Parish School, a key aspect for families looking to buy. Early viewing is highly recommended to fully appreciate the quality, comfort, and convenience this impressive townhouse has to offer.

Council Tax band: F

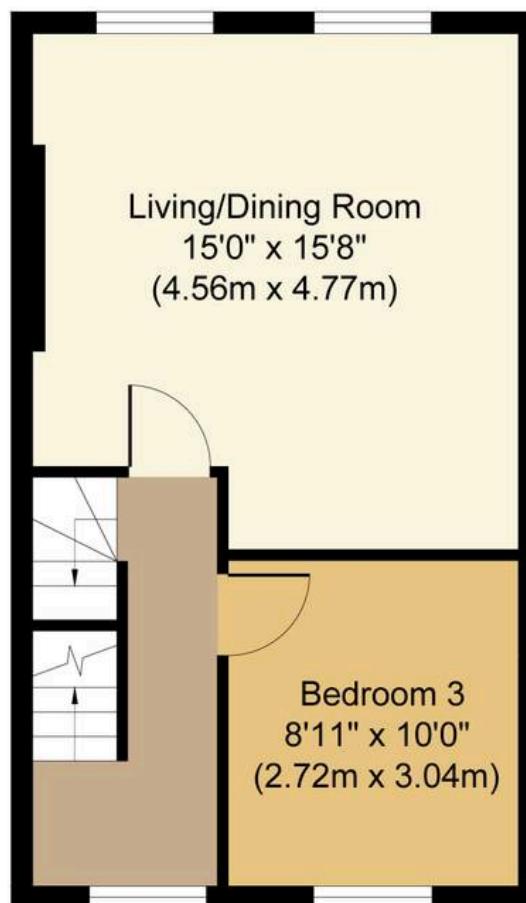
Tenure: Freehold



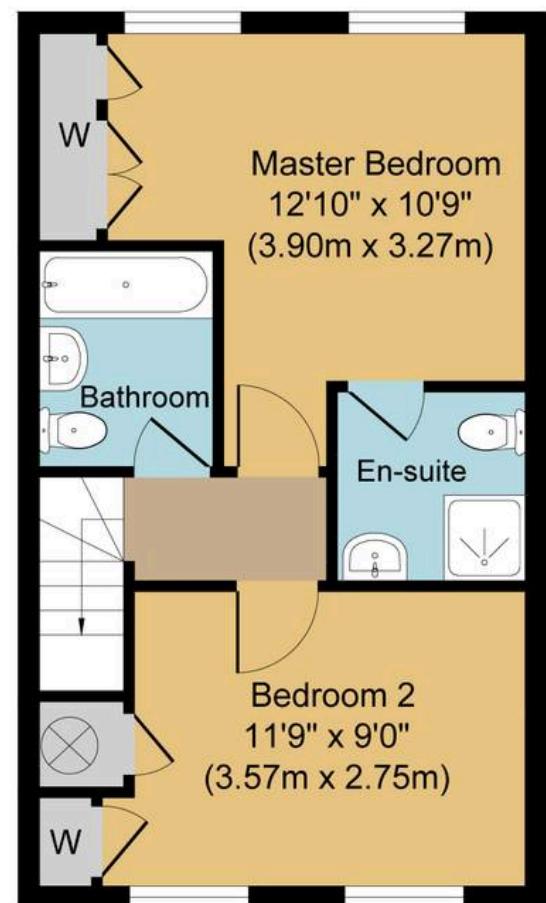




Ground Floor
Approximate Floor Area
381 sq. ft
(35.40 sq. m)



First Floor
Approximate Floor Area
381 sq. ft
(35.40 sq. m)



Second Floor
Approximate Floor Area
381 sq. ft
(35.40 sq. m)

Blandford Mews, RH2

Approx. Gross Internal Floor Area 1143 sq. ft / 106.20 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.

 **halliwell
marks**