



13a Sherwood Crescent.

Reigate

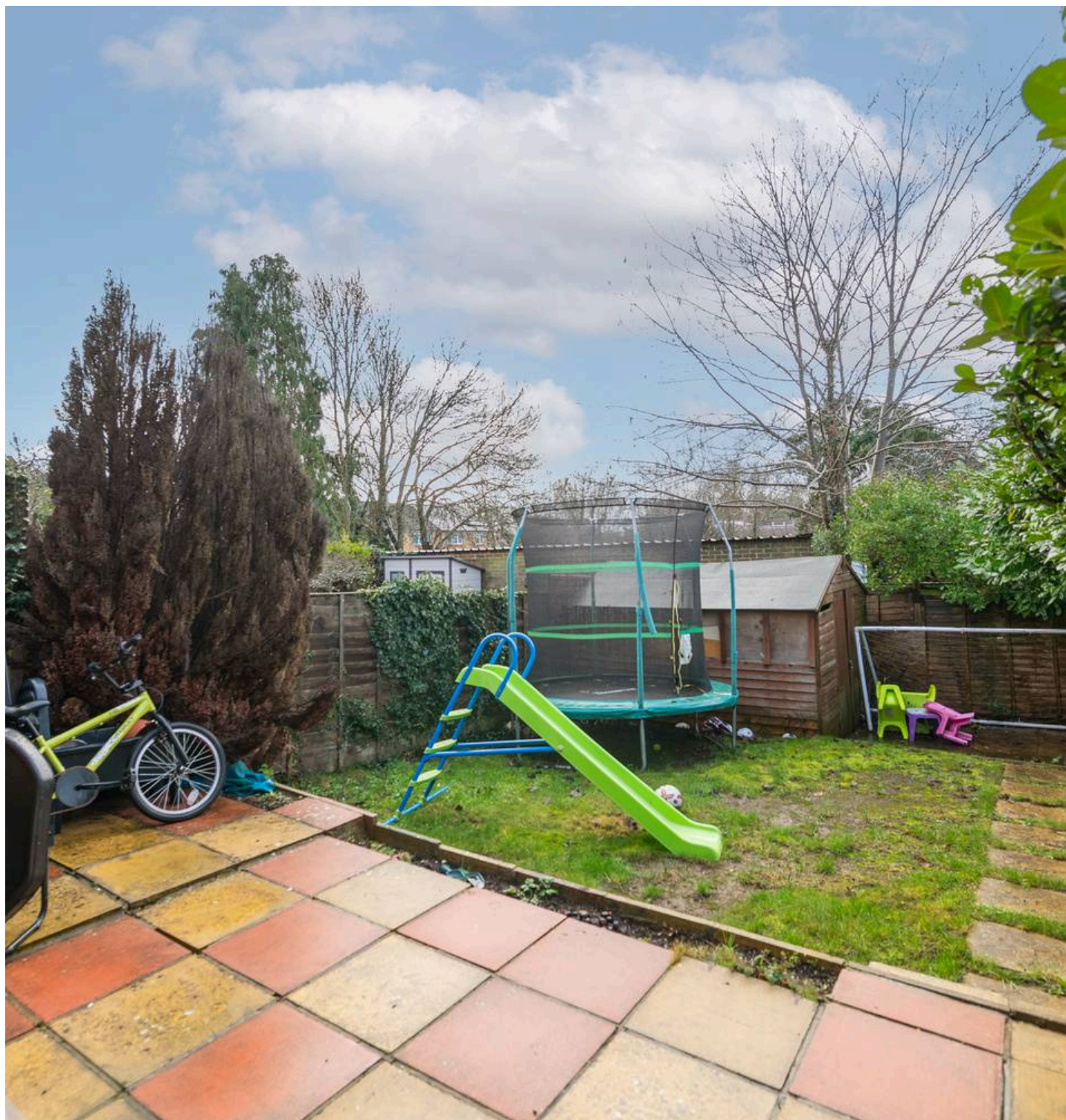
Guide Price **£400,000**



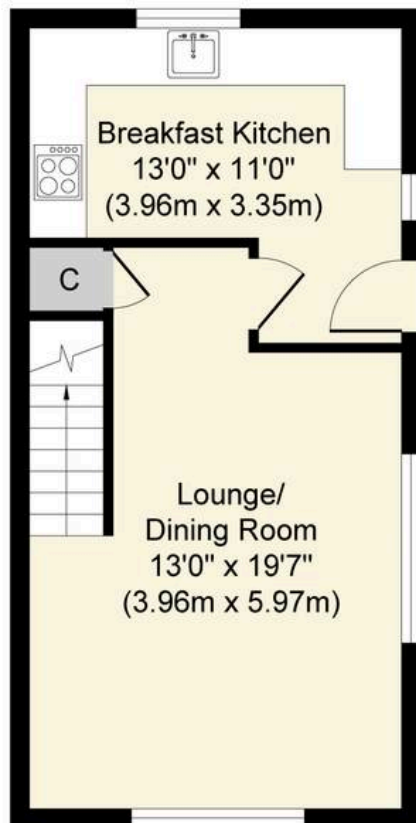
This well-presented two bedroom end of terrace house offers an excellent opportunity for buyers seeking a comfortable and modern home in a convenient location. Upon entering, you are welcomed into a spacious kitchen that leads through to the open plan lounge and dining room, providing a bright and versatile living space ideal for relaxing or entertaining guests. The kitchen is thoughtfully arranged, featuring ample storage and worktop space making it both functional and stylish. Upstairs, there are two generously sized double bedrooms, each with plenty of room for wardrobes and additional furniture, ensuring comfort and flexibility for a variety of lifestyles. The family bathroom is well-appointed, offering contemporary fittings and a clean, neutral finish. Additional benefits of this property include gas central heating and double glazing throughout, which contribute to both energy efficiency and year-round comfort. The house also boasts off-road parking for two cars, a particularly valuable feature for families or professionals with multiple vehicles. The overall layout of the property is designed to maximise both space and natural light, creating a welcoming atmosphere that is ready for immediate occupation. Located within easy reach of local amenities, schools, and transport links, this attractive home is perfectly suited to first-time buyers, professional couples, or those looking to downsize without compromising on quality or convenience. Internal viewing is highly recommended to fully appreciate the accommodation and features on offer.

Council Tax band: C

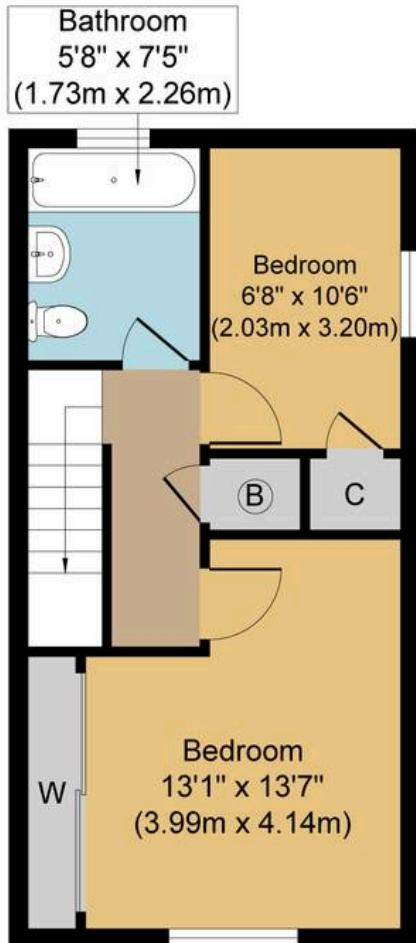
Tenure: Freehold







Ground Floor
Approximate Floor Area
354 sq. ft
(32.88 sq. m)



First Floor
Approximate Floor Area
354 sq. ft
(32.88 sq. m)



Sherwood Crescent, RH2
Approx. Gross Internal Floor Area 708 sq. ft / 65.76 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.