Reigate, Surrey,

Asking Price £450,000
A very well presented house, located in a very quiet cul de sac within walking distance of Reigate and Redhill town centres and stations and many of the highly regarded local schools.

- Mid terraced house
- 3 bedrooms and 1 bathroom
- Well presented
- Garage en bloc
- Close to Reigate & Redhill town centres
- Living space 891 sq ft
- 3 bedrooms & 2 reception rooms
- Walking distance to Reigate & Redhill stations

LOCATION

Reigate provides a comprehensive range of local shops and boutiques including Laura Ashley and M&S Simply Food. There are also a good number of restaurants, cafes and coffee shops including Costa and Café Nera. Local restaurants include Pizza Express, Carluccio’s, Cote, Bill’s and La Barbe.

Reigate also has a number of highly regarded schools, state and independent, for all ages. These include Dunottar, Reigate Grammar, Micklefield, Holmesdale, Reigate Priory and Reigate Secondary.

Reigate Priory Park offers many acres of open parkland and excellent facilities including tennis courts, skate park and The Pavilion cafe. There is excellent walking and riding locally in the surrounding countryside, Reigate Heath and The North Downs Way.

The area offers a wide range of sporting facilities including active rugby, cricket, and tennis clubs. For golfers local courses include Reigate Heath, Betchworth Park, Walton Heath and the RAC Club at Epsom.

Commuting to London from Reigate station takes around 40 minutes into London Bridge or Victoria. Commuting to London is also possible through Redhill mainline station, less than 2 miles away, which offers direct routes into London Bridge and Victoria from 28 minutes, Gatwick airport in 15 minutes, along with routes to a variety of other destinations, whilst The Channel Tunnel is within a 90 minute drive.
ACCOMMODATION
A well presented, mid terraced family house which is located in a tucked away and extremely quiet cul de sac. Situated in a convenient location within walking distance of Reigate and Redhill town centres and also the two stations. Local schools and Reigate College are also all close by and a short walk away.

The sitting room has a window to the front elevation and leads through into the dining room, enabling a large open plan entertaining space if desired.

The kitchen has been refitted with a comprehensive range of wood finish wall and base units. Integrated appliances include a tall fridge/freezer, dishwasher, oven and hob.

Upstairs the master bedroom is spacious and bright with a large window giving views over the rear garden. There are two further bedrooms, both with windows to the front elevation. The bathroom is well proportioned with a bath with shower, wash basin and if fully tiled throughout.

OUTSIDE
The property has the benefit of a garage en bloc and parking is available on the road.
The rear garden has been paved to create a low maintenance space, the perfect space for alfresco entertaining.

FAQ’S
- Reigate and Banstead Council
- Council tax band D, £1,963.71 pa
- EPC rating D
- Living space approx 891 sq ft
- Garage en bloc
- No onward chain
- Currently tenanted
DISCLAIMER. PROPERTY MISDESCRIPTIONS. Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents.

Approximate Gross Internal Area = 82.8 sq m / 891 sq ft
Garage = 12.4 sq m / 133 sq ft
Total = 95.2 sq m / 1024 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID687379)

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