




woodlands
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for sale
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27 THE CLOSE, REIGATE, SURREY, RH2 7BN

£775,000

CENTRAL LOCATION WITHIN 500 YARDS OF REIGATE TOWN CENTRE WITH AN ANNEXE AND PARKING

This three/four bedroom family home offers fantastic flexibility with its spacious annexe which could suit any number of needs from a home office/treatment room, rental income, teenager's bedroom or relatives accommodation, all situated in a quiet private road with plenty of parking, close to the town centre.

From its origins as a Reigate stone cottage this home now lends itself to modern living. The ground floor has an interlinked lounge and dining room and separate modern kitchen/breakfast room. The 18ft garden room links the Annexe to the main house. The Annexe itself does also have a private front door, 20ft living space and shower room. Upstairs within the main house there are three well proportioned bedrooms and a family bathroom.

Outside the mature gardens, which are set to the side of the property, are mainly lawned with planted borders giving excellent privacy. There is also a 'secret patio garden' to the rear and a Summer House as well as the all important off road parking.

This sought after private road is perfectly placed for Reigate town centre with the benefit of residents only gated shortcut to town. The historic Reigate town centre offers an excellent variety of shops, restaurants, bars and coffee shops, Priory Park and a number of excellent schools all within close proximity. Viewings highly recommended to appreciate all this property has to offer.

DIRECTIONS: Leave Reigate town centre down Bell Street and turn left into Lesbourne Road. Proceed up the hill and take the first turning on the left into Chart Lane and The Close is the next turning on your left hand side. The property is on the right.

- FAMILY HOME
- THREE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- CLOSE TO SCHOOLS
- PRIVATE CUL DE SAC
- ANNEXE
- TWO RECEPTIONS
- GARDEN ROOM
- GOOD CONDITION
- CENTRAL REIGATE





ROOM DIMENSIONS:

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE

13'0 x 13'0 (3.96m x 3.96m)

DINING ROOM

12'2 x 11'1 (3.71m x 3.38m)

KITCHEN/BREAKFAST ROOM

18'3 x 7'5 (5.56m x 2.26m)

GARDEN ROOM

16'2 x 9'0 (4.93m x 2.74m)

CLOAKS CUPBOARD WITH PLUMBING FOR WC

ANNEXE ROOM/BED FOUR

20'0 x 12'0 (6.10m x 3.66m)

SHOWER ROOM

8'1 x 3'0 (2.46m x 0.91m)

BEDROOM ONE

12'11 x 11'1 (3.94m x 3.38m)

BEDROOM TWO

13'2 x 13'0 (4.01m x 3.96m)

BEDROOM THREE

11'11 x 7'8 (3.63m x 2.34m)

BATHROOM

7'0 x 6'1 (2.13m x 1.85m)

GAS CENTRAL HEATING

MATURE GARDEN

OFF ROAD PARKING

COUNCIL TAX BAND: E





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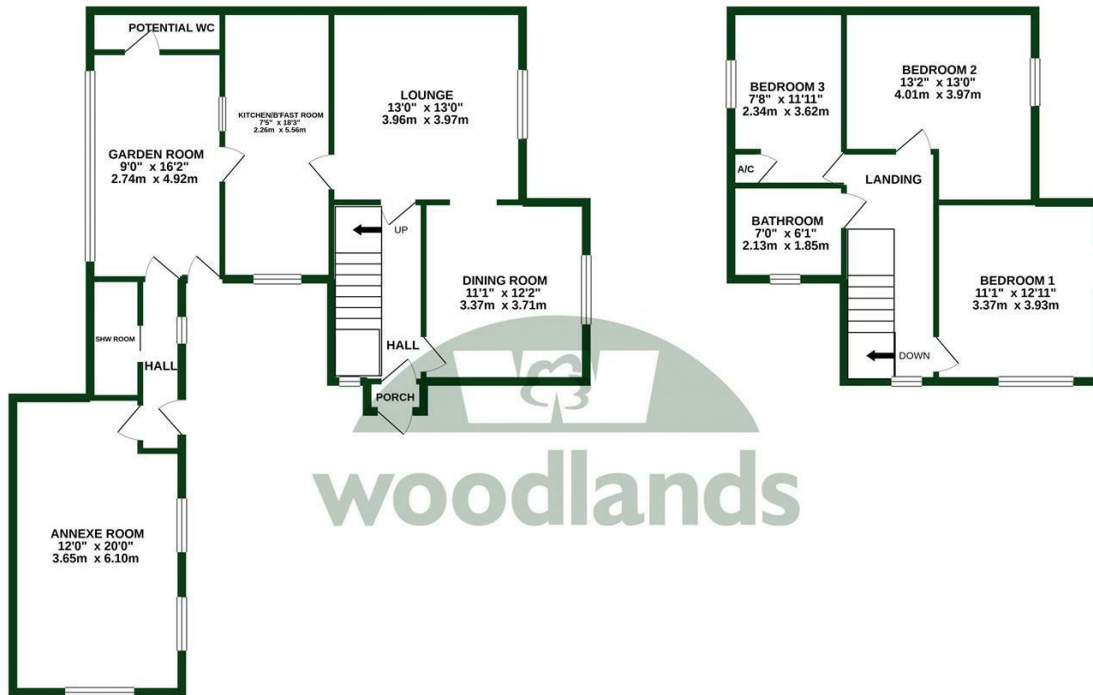
The Property Ombudsman

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GROUND FLOOR
967 sq.ft. (89.9 sq.m.) approx.

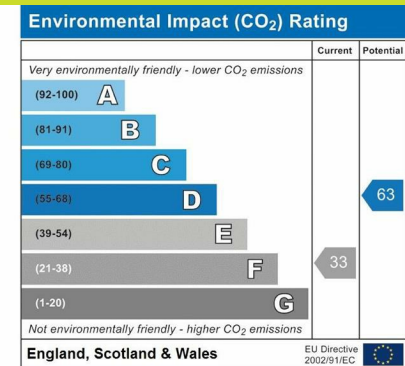
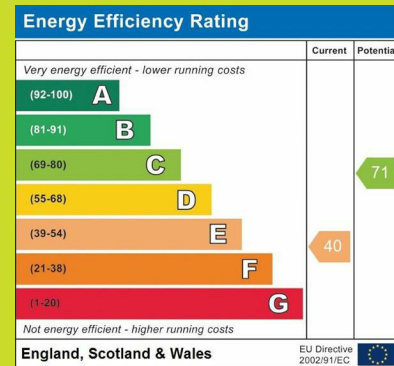
1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



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TOTAL FLOOR AREA : 1487 sq.ft. (138.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To view this property please call 01737 771777

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