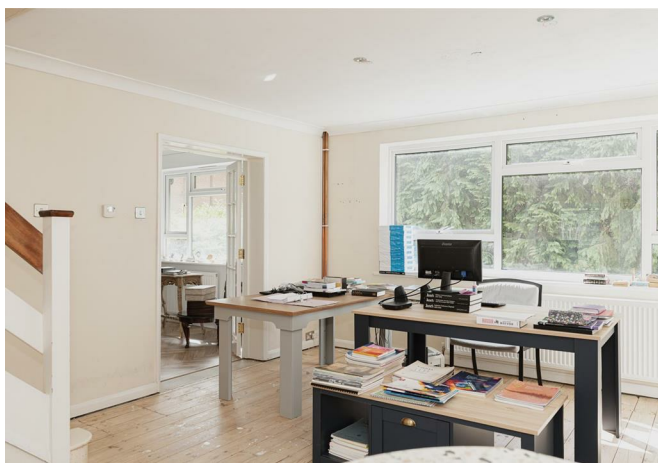




Yorke Gardens, Reigate

Offers in Excess Of £660,000





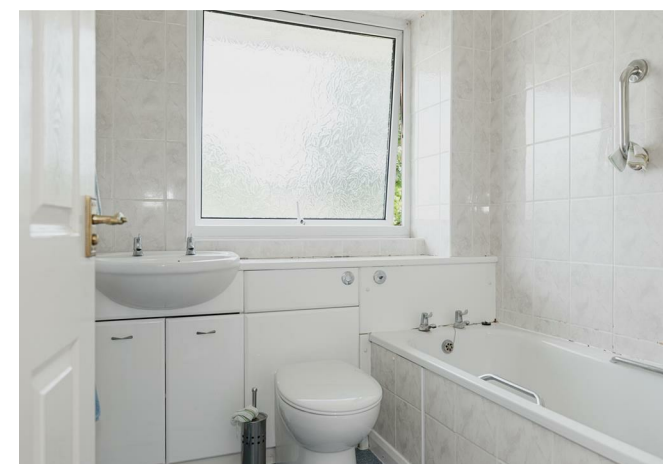
Although the property is situated on the edge of the commercial district in the heart of Reigate the countryside is a 5 minute drive away or about twenty minutes by foot. Moreover, the property is situated behind a super modern medical centre, a seven minute walk to the railway station (London 35 minutes/Gatwick about the same by train), the walk into the town is about 7/8 minutes, with a couple of local shops by the station for 'emergencies'. For people with children there are many schools nearby, the bars and restaurants are many and fun, whilst there are varied shops (many with brand names) for a fashionista. Reigate is a peaceful town, and overall a very pleasant place in which to live.





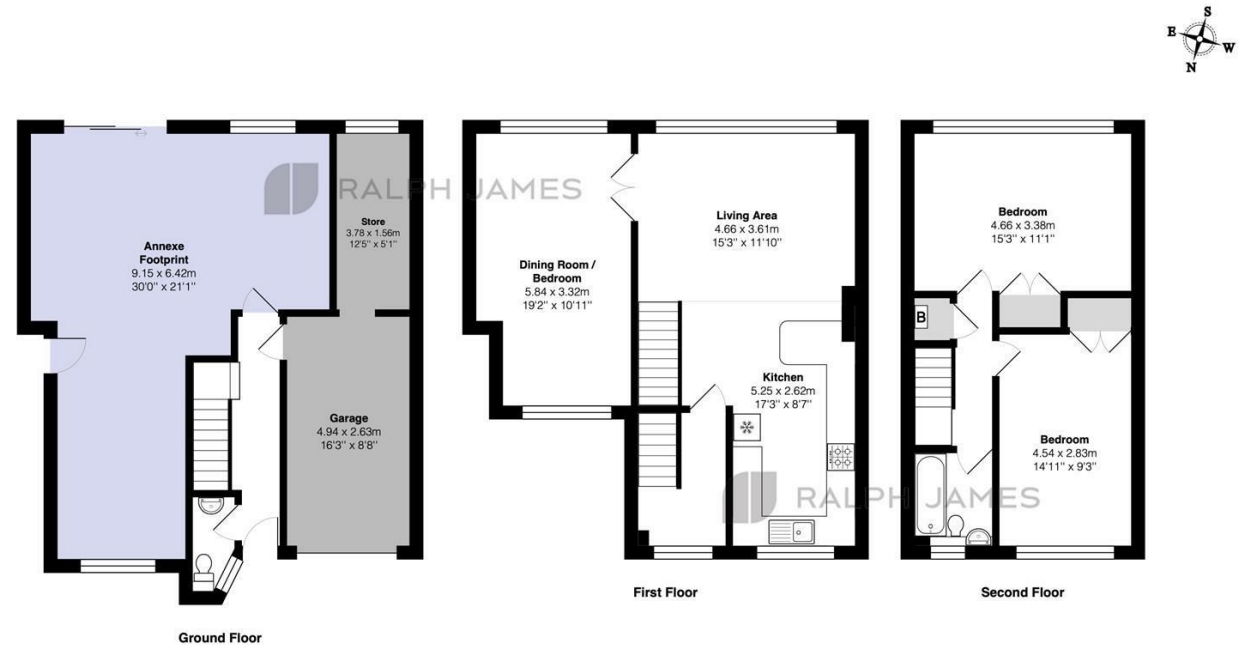
This is a fantastic and rare opportunity to buy a project where a lot of the work has already been done - and get two properties for the price of one! The current owner has already undertaken extensive works to the property including installing a new central heating system, rewiring and redecoration. As well as the main house which comprises a large living/dining room, kitchen, two double bedrooms, second reception room/additional bedroom, bathroom, garage, store area and large loft, there is also an annex with a lounge, bedroom, kitchen and shower room which brings in a good income for the current owner. Outside is off street parking and a private rear garden with side access.

Situated at the end of a quiet cul de sac, this spacious end of terrace property is close to the town centre making it perfect to stroll into town or walk the children to some of the popular schools close by. It is also ideal for commuters as Reigate Station is just at the end of the road and the M25 can be joined at the top of Reigate Hill.



Need to know

- End of terrace home of 1859 sq ft
- Scope for further renovation
- Cul de sac close to town centre,
- Large lounge/diner
- Kitchen with breakfast bar
- Second reception/further bedroom
- Annex with lounge, bedroom and shower room which is perfect for a lodger and brings in a good income
- Garage and off street parking
- Private garden with side access



Yorke Gardens, Reigate
Total Area: 172.7 m² ... 1859 ft²
FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

© Still Moving London LTD (www.stillmoving.london)

RALPH JAMES

Interested?

reigate@ralphjames.co.uk
01737 333677

www.ralphjames.co.uk
@ralphjamesestateagents