

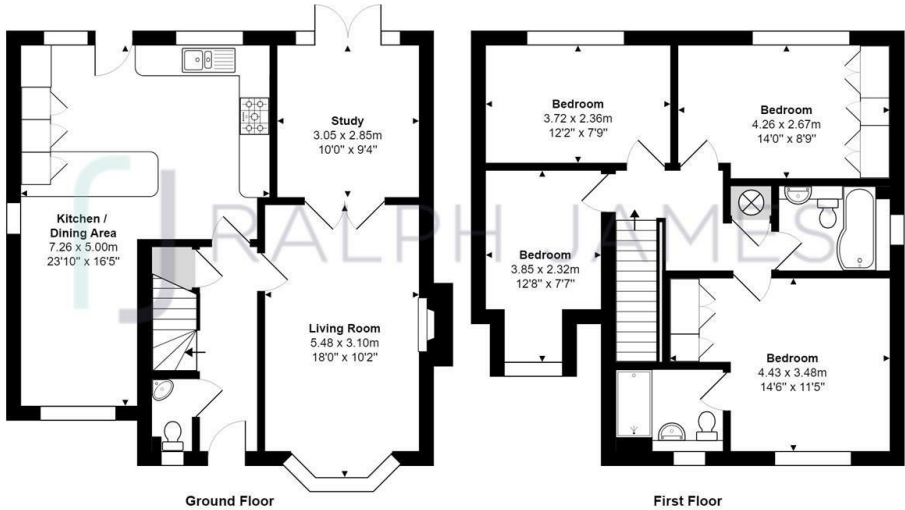
# Cockshot Hill, Reigate, Surrey,

£600,000



RALPH JAMES

# FLOOR PLANS



Angel Place, Cockshot Hill, Reigate  
Total Area: 124.5 m<sup>2</sup> ... 1340 ft<sup>2</sup>  
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.

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## IN A NUTSHELL



enter text here



4 bedrooms



null receptions rooms



2 bathrooms



enter text here



enter text here





# WHAT'S GREAT?

If you're looking for privacy and tranquility, then look no further. This stunning detached family home is set within a private gated development, on the outskirts of Reigate's popular high street. Your local shop is just a minutes' walk away and it's just a short stroll into town where there's a great selection of eateries, entertainment, Reigate station which has great links into the bright lights of London and within some excellent school catchment areas. Built in the year 2000, all the homes here are extremely spacious, light and have been beautifully designed throughout.

As you make your way inside, you'll notice how this property has been beautifully maintained. The open plan kitchen/dining area has plenty of space to enjoy a lovely evening meal and the modern kitchen has sleek soft closing doors with built in utilities. To your right, the wide entrance hall leads you into two separate and large reception rooms. The living room benefits with a feature bay window, while the back room has double patio doors that take you outside to the rear garden. Back into the hallway is a downstairs W/C, as well as another area which would be perfect for a home office or playroom.

The private rear garden has been laid to lawn with a patio area at the front and decking area in the back corner, where you can set up some comfortable garden furniture and enjoy the sunshine with a glass of wine in the summer evenings.

Upstairs you have four generous sized bedrooms, the master bedroom benefits with fitted wardrobes and en-suite shower is a bonus. The second bedroom also has fitted wardrobes so plenty of storage and the main family bathroom is bright and has a large bathtub with an overhead shower and extra storage space too.

The property also comes with two allocated parking spaces, and there is also additional parking for when family and friends pop over for a cup of tea and a catch up.

The owners have found a vacant property to purchase so would like to move quickly.



Thomas likes it  
because....

"Location, location, location! This lovely house is walking distance to everything you might need from various shops, a fantastic local bakery & the train station is just a short walk away. Its big, open & modern kitchen/dining space is perfect for keeping families together during homework time or entertaining family & friends in an evening with a glass of wine!"

## SELLER'S SECRET

"We have loved living in Angel Close as two parking spaces is so convenient in Reigate, being such a busy and vibrant town. The neighbours are all lovely and have been very welcoming. We are able to walk up to the park on weekends or pop along to Earlswood Lakes for an early morning walk. Earlswood Train Station is a 20 minute walk away and takes you straight into London with easy free parking around the station if you choose to drive there. We have fitted beautiful shutters, boarded the loft, replaced the exterior woodwork and added a shower to the bathroom so there is no work left to do!"

## CLOSE TO HOME

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To buy or not to buy...

RALPH JAMES



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