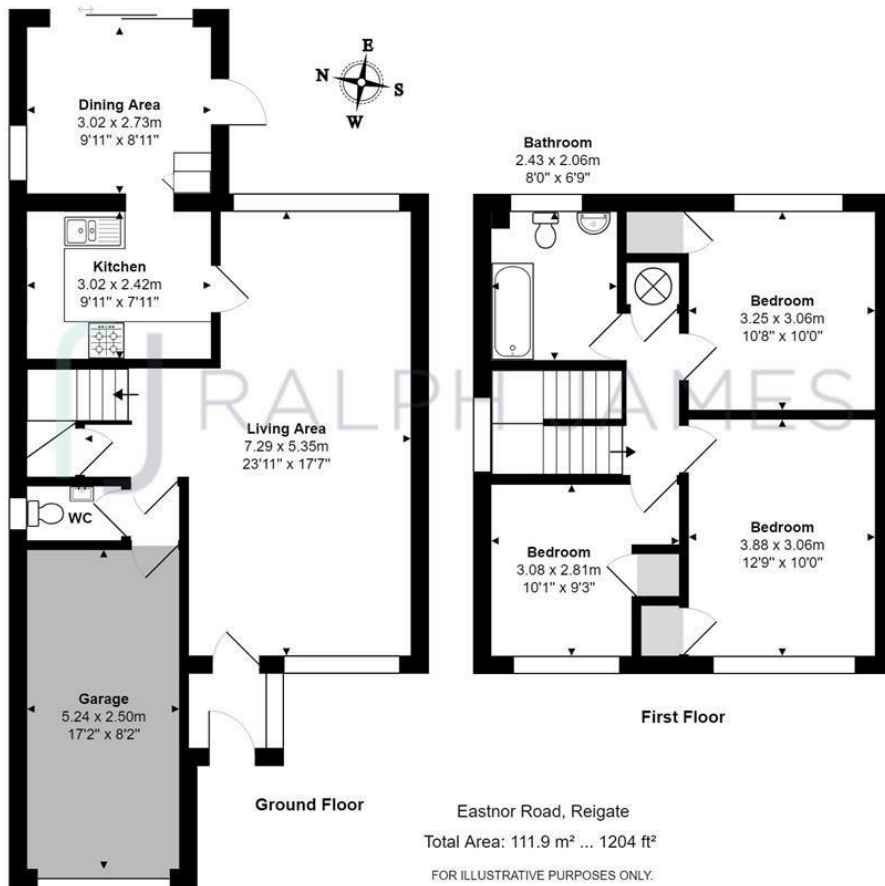


Eastnor Road
Reigate
Surrey
£450,000



RALPH JAMES

FLOOR PLANS



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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RALPH JAMES



IN A NUTSHELL



Large rear garden with patio area



Three bedrooms



Spacious living area with patio doors



One bathroom & W.C



Open plan kitchen/dining room



Garage & driveway



WHAT'S GREAT?

Situated within walking distance to Reigate High Street, Eastnor Road is an excellent road to reside in as it is walking distance to local shops, eateries and Reigate High Street.

This property is a great opportunity for anyone looking for space with flexibility. As you pull onto the driveway, you'll have the option of putting the car in the garage. Once inside the porch area is great for coats and shoes, leading into the spacious double aspect living room filled with natural light from the large windows.

To the left, the kitchen and dining area are open plan and there are large sliding doors providing access to the garden. This sociable layout is a great entertaining space and has room for the whole family to enjoy dinner at the dining table.

Outside, the sizable garden has a few steps leading to the lawn area with a patio section and plenty of space for children's play equipment and a shed/greenhouse.

Upstairs, there are three generous bedrooms and a family bathroom (plus a downstairs w.c). This house also has the potential to extend (subject to planning permission), creating a fourth bedroom and maybe even converting the garage if you didn't need it for your prized vehicle or storage.

If commuting daily is part of your everyday life, then you can hop on the train at either Redhill, Reigate or Earlswood, with regular services to London, Gatwick and Brighton. The M25 can be accessed via Godstone or Reigate Hill making the drive a little less stressful. There are plenty of outstanding schools to choose from in the local area, as well as high street shops in Reigate and Redhill, restaurants, entertainment and country walks, all on your doorstep!



Thomas likes it
because....

"This has been a well loved home by the current owners and the space on offer, with the potential to update and extend is very appealing! In an excellent location it is well suited for any growing family with schools and shops close by."

SELLER'S SECRET

"The house is great because it has plenty of parking, it is large enough to configure however you want to suit either a family or empty nesters. There are three good size bedrooms, integral garage and a downstairs toilet.

Even in the winter it is bright and cheerful. Once the spring and summer comes the garden is a haven, with lots of colour and becomes secluded as the trees and stubs come out.

The location of the house has the added bonus of the Priory Park being a 5 minute walk away, ideal if you have dogs and children or just want to walk into Reigate. We have been very happy here for 18 years."

CLOSE TO HOME

Reigate Bell Street 0.9m

Reigate Station 1.4m

Sandcross School 0.3m

The Daisy Chain 0.3m

Reigate School 0.9m

Reigate Grammar School 1.4m

Dovers Green School 1m

Redhill Station 2.5m

Gatwick Airport 6.9m

East Surrey Hospital 2.4m

To buy or not to buy...

RALPH JAMES



39 High Street | Redhill | RH1 1RX | 01737 765555
admin@ralphjames.co.uk | www.ralphjames.co.uk

