



# New Causeway, Reigate

Guide Price £575,000-£600,000







“

A thoughtfully extended four-bedroom home, perfectly suited to multi-generational living. The beautifully landscaped, south-facing garden is a true highlight, offering a wonderful space for the whole family to enjoy.

”





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This extended four-bedroom semi-detached home has been thoughtfully arranged to complement contemporary family living, offering bright and versatile accommodation across two floors. Situated within walking distance of Reigate School and Dovers Green School, local shops and amenities, the location is perfect families. Excelled transport links include a regular bus to Earlswood Station, with fast services to London Victoria and London Bridge.

At the heart of the home lies a sleek kitchen that opens seamlessly into an expansive living and dining space, creating an ideal setting for both relaxed family time and entertaining, with direct access to the rear garden. The ground floor extension provides a highly adaptable bedroom with en-suite shower room, ideal for multi-generational living, guests or those working from home.

Upstairs, the first floor comprises three generously sized bedrooms, all served by a stylish family bathroom.

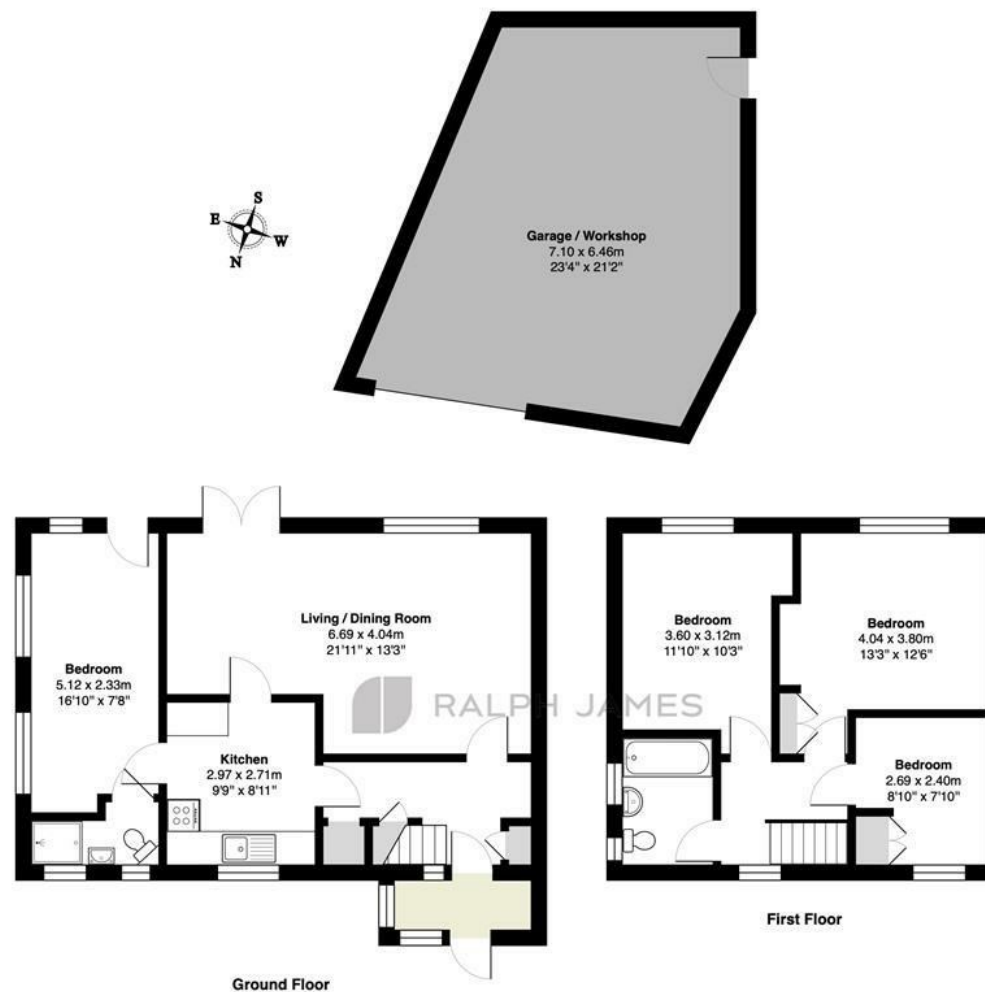
The south-facing rear garden is a true highlight of the home, beautifully landscaped to provide a serene outdoor space that all ages can enjoy. Highlights include a decked terrace for outdoor dining, a tranquil koi carp pond with water feature, and mature flower beds.

Situated on a generous corner plot, the property offers extensive off-road parking for multiple vehicles, alongside a substantial detached garage, currently used as a utility space, with additional workshop facilities, perfect for storage. Solar panels have been fitted, helping to reduce energy costs and enhance the home's efficiency.



## Need to know

- An extended four bedroom semi-detached home
- Three well-proportioned bedrooms on the first floor
- Bright, spacious living/dining room with direct access to the garden
- Multi-purpose downstairs bedroom with en-suite shower room
- Stylish kitchen with shaker style cabinets and fitted appliances
- Modern family bathroom
- Off-street parking for multiple vehicles and private front garden
- Substantial detached garage/workshop
- Large, landscaped south facing rear garden



## Interested?

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Total Area: 138.7 m<sup>2</sup> ... 1493 ft<sup>2</sup>

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