

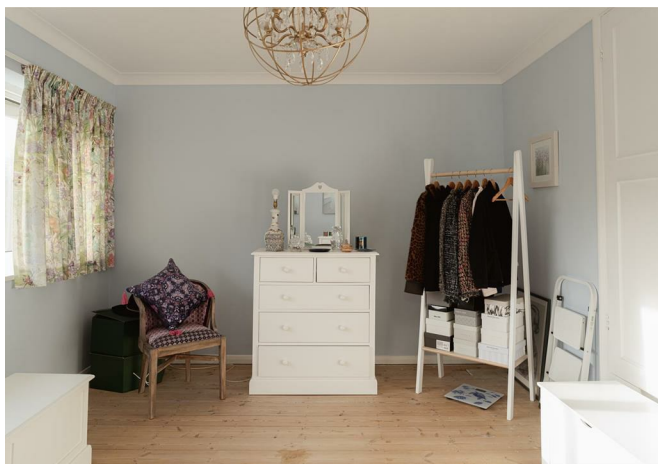


# Yorke Gardens, Reigate

Guide Price £600,000 - £650,000







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A unique home with a self contained, ground floor one bedroom annex - ideal for extra income or perhaps an elderly relative. Traditional of it's era, this mid century home offers light and space in abundance.

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Tucked away at the end of a quiet cul de sac, this spacious townhouse is within walking distance to Reigate high Street as well as several, excellent local schools. It is ideal for commuters as Reigate Station is just under half a mile away and there is also easy access to the M25 at the top of Reigate Hill.

The current owner has already undertaken works to the property including installing a new central heating system, rewiring and redecoration, leaving a blank canvass for the next owners to put their stamp on.

Once inside, the property is laid out over three floors. On the ground floor there is a cloakroom and internal door leading to the garage. On the first floor there is an open plan kitchen / living space as well as another separate room which could be a family room or another bedroom. On the second floor are two double bedrooms with built in storage and the family bathroom.

The unique part of this home can be found on the ground floor, where the property has a separate, one bedroom annex with its own lounge, kitchen and shower room. This currently brings in a good income but could also be used to house an elderly relative. There is a connecting door to the main house, which can be locked from both sides. Outside there is a driveway and a private rear garden with side access.

## Need to know

- End of terrace townhouse measuring over 1800 sq ft
- Bright, spacious rooms and flexible layout
- Cul de sac location, close to Reigate town centre and a selection of local schools
- Large, open plan lounge/diner
- Second reception which could also be used as a further bedroom
- Garage and off street parking
- Ground floor annex with bedroom, lounge, kitchen and shower room which is perfect for a lodger or relative.
- Private, Southerly facing rear garden with side access
- Approximately half a mile to Reigate train station

## Interested?

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Yorke Gardens, Reigate

Total Area: 173.3 m<sup>2</sup> ... 1865 ft<sup>2</sup>

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RALPH JAMES