

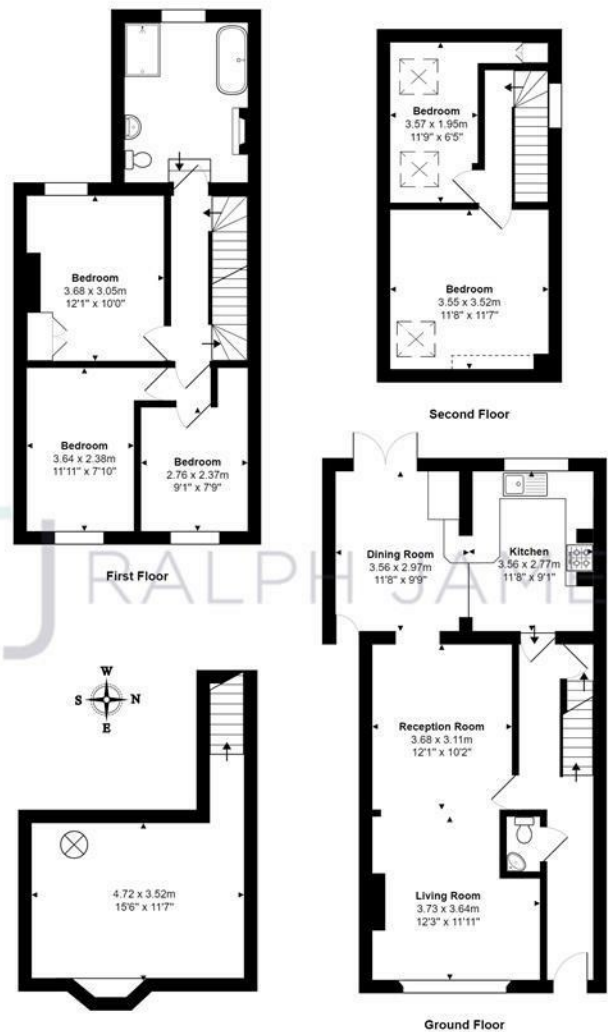
# South Road Reigate Surrey

£700,000



RALPH JAMES

# FLOOR PLANS



South Street, Redhill  
Total Area: 150.7 m<sup>2</sup> ... 1623 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



1 reception rooms



1 bathrooms



enter text here



enter text here





# WHAT'S GREAT?

GUIDE PRICE: £700,000 - £725,000

This spacious family home is situated in the popular 'Lesbourne Village' area of Reigate. Benefitting from a local parade of shops, including a butcher, bakers, a chemist, and a fabulous fish & chip shop! There is great sense of community here, making this a great family home.

Split over three floors whilst also including a sizable basement, this is the ideal place for a busy growing family! The open plan living/reception area has a large window letting in plenty of natural light, the children can finish up their homework before relaxing on the sofa to enjoy cartoons whilst you are prepping dinner.

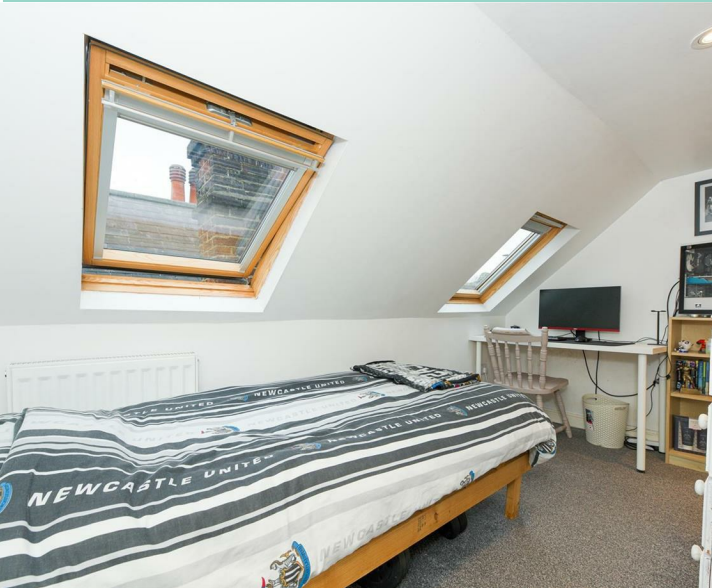
The rear of the house has been extended to create a spacious kitchen/dining room, the light décor and patio doors really opens this space up. You can create something delicious whilst staying involved in the dinner chatter or sit and enjoy a cup of coffee before the day starts up at the breakfast bar.

Outside the lawn is easy to maintain, with some space for potted plants along the fence to add a pop of colour. You can set up your luxury garden furniture on the patio at the back of the garden and when it's those colder months you can storage those outside bits in the shed.

The first floor has three spacious bedrooms. The family bathroom is also located on this floor, a great size room with a large walk in shower and a free-standing bathtub. Following the stairs up to the second floor there are two more additional bedrooms, both with sky lights letting in some natural light all year round.

This property comes with a driveway, a real rarity for this area and there is plenty of street parking for when family and friends pop over.

Reigate has a great selection of schools, eateries, shops and entertainment for the whole family and Reigate station has quick, easy links into the city.



Thomas likes it  
because....

"This spacious home is good for a growing family, there are excellent schools ranging for all ages locally and Priory Park is a treat no matter what time of year!"

## SELLER'S SECRET

"It has been a joy and a pleasure to live in South Road. Our children have loved the freedom of walking to local schools and using all the that the beautiful park has to offer. South Road is an incredibly sociable road full of caring and supportive residents. Our annual street party brings everyone together and throughout these past difficult few months, the residents have kept in touch, finding creative ways to support the children and the local community."

## CLOSE TO HOME

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To buy or not to buy...

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