



# Meadow Way, Reigate

Guide Price £600,000 - £625,000





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Having had only three owners, this home is ready for its fourth. Carefully maintained for 30 years, it is the perfect buy for those seeking both modern comfort and convenient family living.

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Built in the late 1940s and owned by only three families since new, this three-double bedroom home offers a great balance of both character and modern family living. The current owners have cared for the property since 1996, thoughtfully improving and extending their home over the years, including a ground floor extension in 2003 and a loft conversion in 2019.

The ground floor comprises a welcoming separate living room and a spacious open-plan kitchen, living, dining space with an open fire and French doors opening onto the rear garden. The extended kitchen provides a sociable and practical space for everyday family living and entertaining, with the additional skylight flooding the room with natural light. A convenient WC completes the downstairs.

Upstairs there are two double bedrooms and a large family bathroom. Light flows through a large window positioned by the staircase to the loft conversion, creating a bright and airy feel. On the second floor, the principal bedroom offers an en-suite, underfloor heating, ample eave storage and a Juliet balcony with views overlooking the garden.

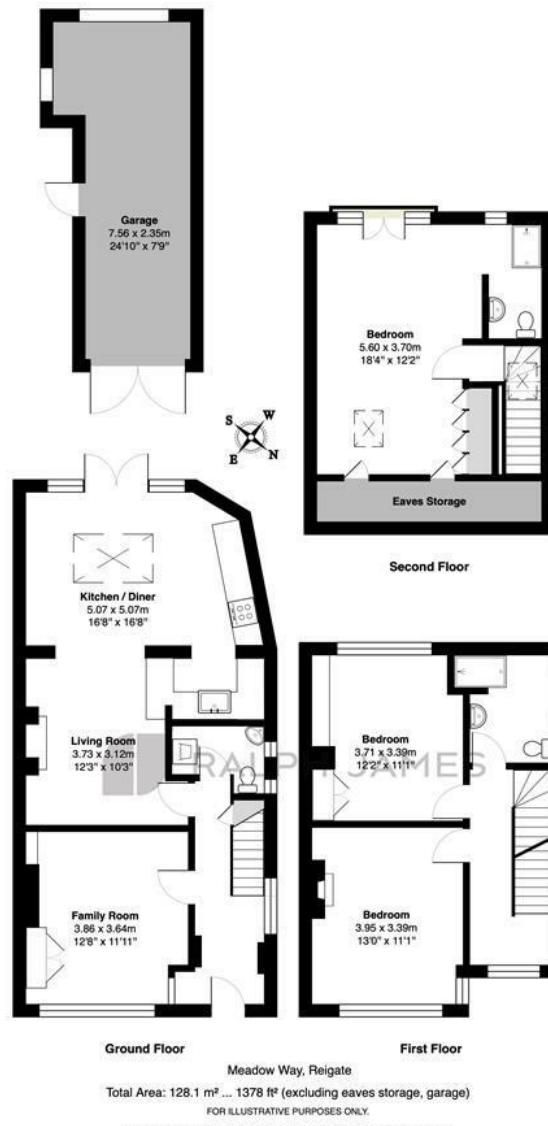
Outside, the South-West facing rear garden is sizeable and well-established, featuring two outbuildings, a greenhouse and two apple trees, ideal for young families and those that are green fingered. To the front of the property there is a driveway for two cars. This home also benefits from side access.

Located just a short walk away from a great selection of local shops, bus routes and schools, such as Reigate Secondary School, Sandcross School and Dovers Green Infants, this fantastic family home is ready for its fourth owner.



## Need to know

- An extended, three double-bedroom home
- Open plan kitchen living dining space with an open fire place
- Separate cosy family room
- Family bathroom and en-suite shower room as well as a handy downstairs cloakroom
- Principal bedroom with underfloor heating and Juliet balcony
- Large South-West facing garden
- Off road parking for two cars and side access
- Close to Reigate School Sandcross School and Dovers Green School
- Walking distance to local shops including the Co-Op, post office and bakery
- No onward chain



## Interested?

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Total Area: 128.1 m<sup>2</sup> ... 1378 ft<sup>2</sup> (excluding eaves storage, garage)

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