

Rushworth Road
Reigate
Surrey

£900,000



RALPH JAMES

FLOOR PLANS



Ground Floor

First Floor

Rushworth Road, Reigate

Total Area: 146.5 m² ... 1576 ft² (excluding outside storage)

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IN A NUTSHELL



Large garden with outside storage



Three double bedrooms & one single



Large living room & separate dining/sitting room



Family bathroom & downstairs W/C



Open plan kitchen/breakfast room



Off road parking



WHAT'S GREAT?

Sitting in a prime location, this spacious four-bedroom family home is just a short walk from Reigate station and its ever popular high street. Just a skip away from Reigate college, it's perfect for a growing family looking for more room as the children grow, with Reigate Grammar, Holmesdale Primary and other great schools all within the surrounding area.

Pulling into the large driveway you have side access through the gate to the rear of the property, perfect for those muddy dog walks or long bike rides. Heading in through the main front door the spacious hallways gives you space to leave your coat and shoes, to your right is the living room with a large bay window bringing in plenty of sunshine, the gorgeous fireplace is a welcomed feature along with high ceilings and picture rails.

The modern kitchen was extended by the current owners to create an open plan layout, with a utility room providing a place for white goods away from the main kitchen area and a downstairs W/C. Patio doors lead you out to the garden, you also have access outside via the dining area. This is great during the summer as you can combine inside with out and create more space for when friends come to enjoy a scrumptious BBQ.

Outside, the pretty garden comes with a sizeable patio for some comfortable garden furniture and extends around the side of the property. Steps lead you onto the luscious lawn, surrounded by tall bushes either side to provide privacy and aged trees providing some shade when it's a warmer day. Upstairs there are three spacious double bedrooms and one single. The three larger rooms can easily fit in a bed along with additional furnishings with the back bedroom including built in wardrobes. The single bedroom would be ideal for a nursery or a home office for those who don't need to travel into work.





Thomas likes it
because....

"I love this house, as soon as you step inside you feel welcomed. It's a great space for a busy household and a dream for those who enjoy being social with family and friends."

SELLER'S SECRET

"We have lived here happily for 24 years and it has been ideal for our children from babies to adults. The house is such an easy walk to the town and the station and our children have been able to walk to both of their schools. We extended a few years after we moved in which gave everyone a spacious bedroom and doors across the back of the house to enjoy the garden which is great for children as it is not overlooked. I probably don't need to mention how much easier off road parking has made our lives in central Reigate! It is time for us to move on but hope the next family is as happy here as we have been."

CLOSE TO HOME

Reigate Train Station 0.1m	Beryl & Pegg Coffee Shop 0.2m
Prince Of Wales 0.2m	The Roe Deer 0.4m
Reigate High Street 0.3m	Access to M25 1.6m
Gatwick Airport 6.7m	Reigate Grammar 0.6m

To buy or not to buy...

RALPH JAMES



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