



Price
£375,000

Freehold

3x  1x  2x 

**Lyndhurst Road,
Reigate, Surrey, RH2**

OVER 60?

Secure this property
for up to **59% less!**

cubitt & west
Helping you move forwards



Main features

- Mid-terraced house in the popular South Reigate location
- Extended, flexible accommodation
- Fitted kitchen, utility room
- Driveway, good size rear garden
- Short walk to excellent schools, shops & Priory Park
- Easy access to Reigate & Redhill



Nearest Schools

Primary Schools: Sandcross School 0.1 miles, Reigate Priory Community Junior School 0.8 miles, St John's Primary 1.3 miles

Secondary Schools: Reigate School 0.6 miles, Reigate Grammar School 1.0 miles, Dunottar School 1.0 miles



Transport Information

Train Stations: Reigate 1.2 miles, Earlswood 1.5 miles, Redhill 2.0 miles

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 14'5 x 13'0 (4.40m x 3.97m)

Kitchen: 10'5 x 7'7 (3.18m x 2.31m)

Utility Room: 7'7 x 7'3 (2.31m x 2.21m)

Dining Room/Sitting Room: 14'0 x 8'5 (4.27m x 2.57m)

OUTSIDE

Driveway

Rear Garden

FIRST FLOOR

Landing

Bedroom 1: 12'8 x 9'3 (3.86m x 2.82m)

Bedroom 2: 11'8 x 9'7 (3.56m x 2.92m)

Bedroom 3: (L-shaped) 11'7 x 7'0 (3.53m x 2.14m) plus 8'0 x 5'0 (2.44m x 1.53m)

Bathroom: 7'9 x 7'0 (2.36m x 2.14m)

Call Reigate - 01737 222020 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



21603572/20240205/NF1/JB1