



**Price**  
**£485,000**

**Freehold**

3x  1x  1x 

**Meadow Way, Reigate,  
Surrey, RH2**

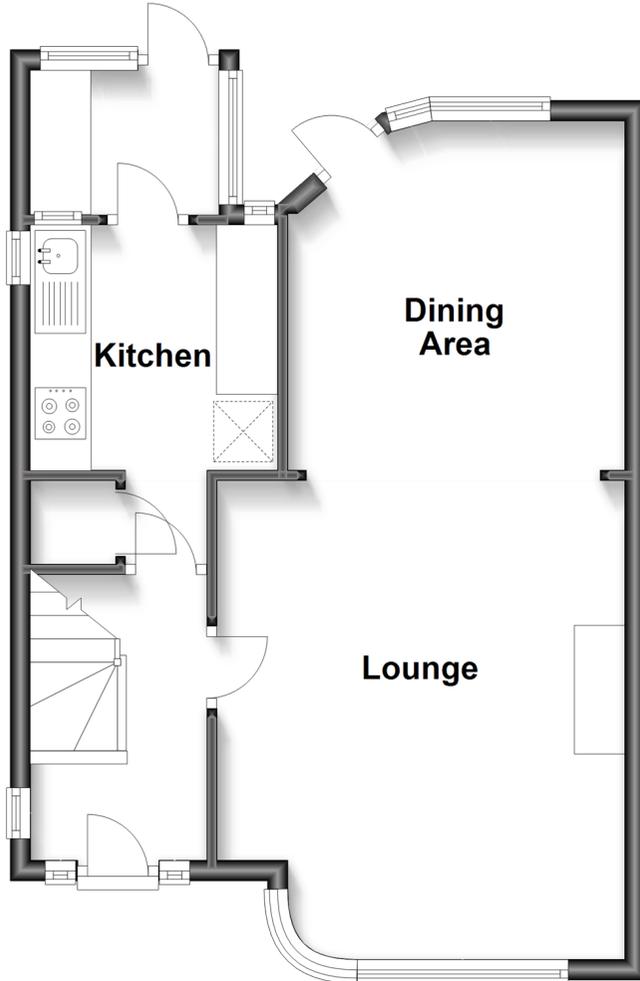
**OVER 60?**

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

**cubitt & west**  
Helping you move forwards

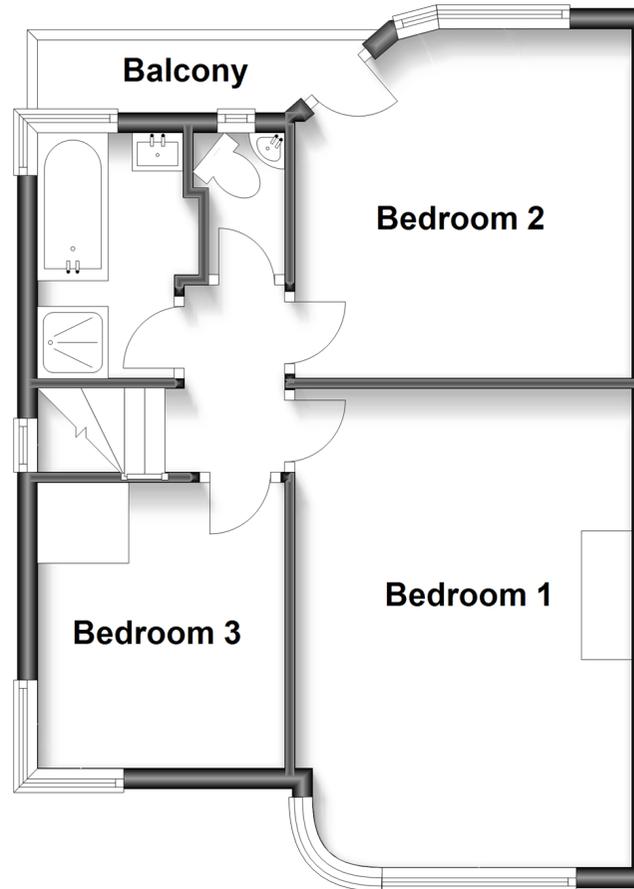
## Ground Floor

Approx. 44.3 sq. metres (476.8 sq. feet)



## First Floor

Approx. 41.8 sq. metres (449.9 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Dining Area: 13'2 into bay x 12'1 (4.02m x 3.69m) plus 10'9 into bay x 10'5 (3.28m x 3.18m)

Kitchen: 7'9 x 7'7 (2.36m x 2.31m)

Utility Room: 6'2 x 4'6 (1.88m x 1.37m)

### FIRST FLOOR

Landing

Bedroom 1: 15'3 into bay x 11'5 (4.65m x 3.48m)

Bedroom 2: 11'3 into bay x 10'8 (3.43m x 3.25m)

Balcony

Bedroom 3: 9'3 x 7'9 (2.82m x 2.36m)

Bathroom: 8'7 x 5'8 (2.62m x 1.73m)

Separate Toilet

### OUTSIDE

Front & Rear Garden

Off Road Parking for 1 Car

Garage



## Main features

- Spacious semi-detached family house offering scope to extend, subject to planning permission
- Private rear garden, garage & off road parking for 1 car
- Fitted kitchen & modern bathroom
- Short walk to excellent schools, shops & transport
- Easy access to Reigate & Redhill train stations, no onward chain



### Nearest Schools

Primary Schools: Sandcross School 0.6 miles, Reigate Priory Community Junior School 1.2 miles, St John's Primary 1.5 miles  
Secondary Schools: Reigate School 0.7 miles, Cornfield School 1.7 miles, Reigate Grammar School 2.0 miles



### Transport Information

Train Stations: Earlswood 1.9 miles, Reigate 2.1 miles, Redhill 2.4 miles



### Address

Meadow Way, Reigate, Surrey, RH2



### Directions

For directions to this property please contact us.



**cubitt&west**  
Helping you move forwards

Call Reigate Branch 01737 222020 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
D(60)	C(80)

21610960/20231020/KH/KH