



**Guide Price**  
**£800,000**

**Freehold**

3x  1x  2x 

**Chartfield Road,  
Reigate, Surrey, RH2**

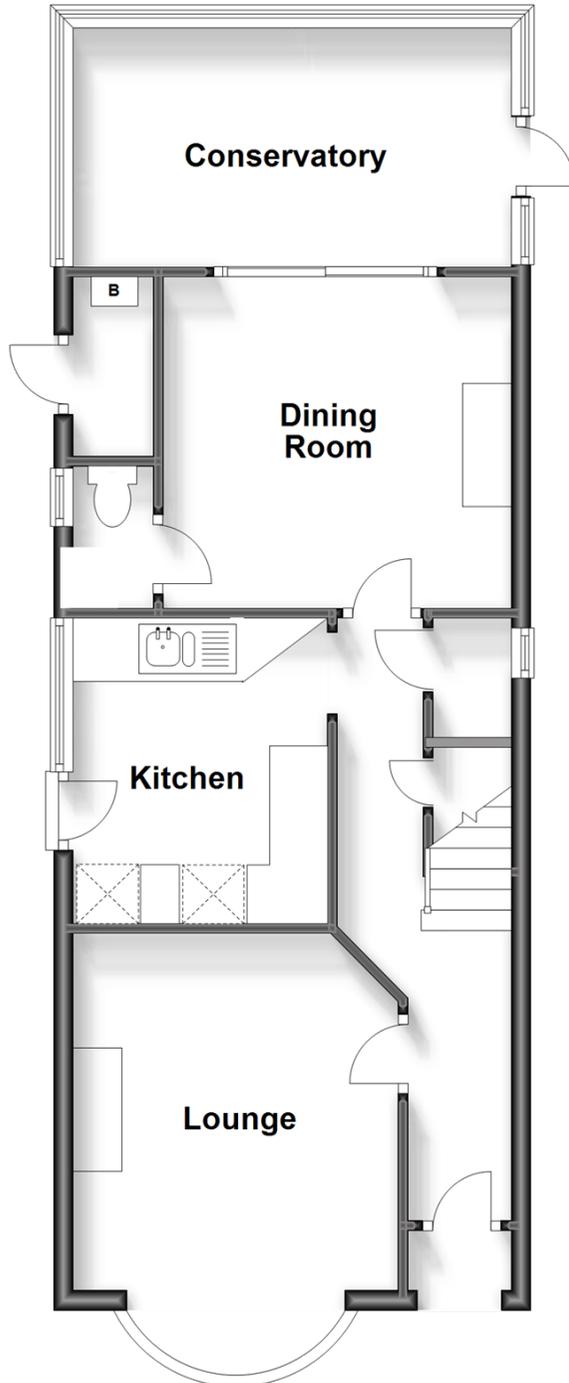
**OVER 60?**

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

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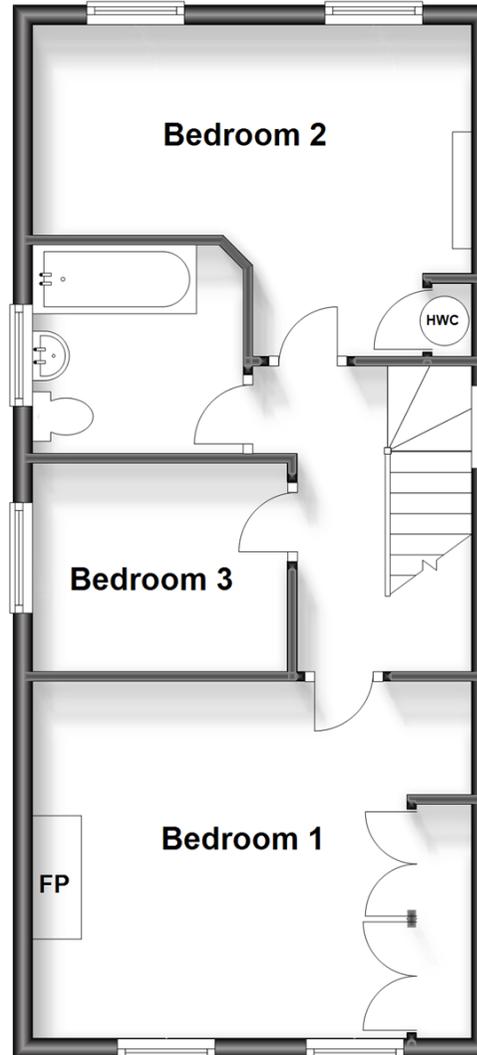
## Ground Floor

Approx. 57.1 sq. metres (615.1 sq. feet)



## First Floor

Approx. 46.2 sq. metres (497.2 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 14'8 into bay x 11'0 (4.47m x 3.36m)

Kitchen: 10'3 x 8'8 (3.13m x 2.64m)

Dining Room: 11'1 x 11'0 (3.38m x 3.36m)

Separate Toilet

Conservatory: 14'0 x 7'8 (4.27m x 2.34m)

### FIRST FLOOR

Landing

Bedroom 1: 15'0 x 12'0 (4.58m x 3.66m)

Bedroom 2: 14'10 maximum x 11'11 maximum (4.52m x 3.63m)

Bedroom 3: 8'9 x 7'0 (2.67m x 2.14m)

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

### OUTSIDE

Front, Side, Rear Garden

Drive for 2 Cars

Garage



## Main features

- A great opportunity to acquire a detached house with planning permission for a 2 storey extension
- Could be 5 bedrooms, 2 receptions, 2 bathrooms
- Large plot from Chartfield Road to Chart Lane
- Drive for parking, garage, mature gardens
- Short walk to local amenities, excellent schools & town centre
- No onward chain



### Nearest Schools

Primary Schools: Reigate Priory Community Junior School 0.7 miles, St John's Primary 1.2 miles, St Matthew's CofE Primary 1.3 miles  
Secondary Schools: Dunottar School 0.7 miles, Reigate Grammar School 0.9 miles, Reigate School 1.3 miles



### Transport Information

Train Stations: Reigate 1.0 miles, Earlswood 1.6 miles, Redhill 1.9 miles



### Address

Chartfield Road, Reigate, Surrey, RH2



### Directions

For directions to this property please contact us.



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- 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.



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