



Price

£700,000

Freehold

3x  1x  3x 

Smith Road, Reigate,
Surrey, RH2

OVER 60?

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

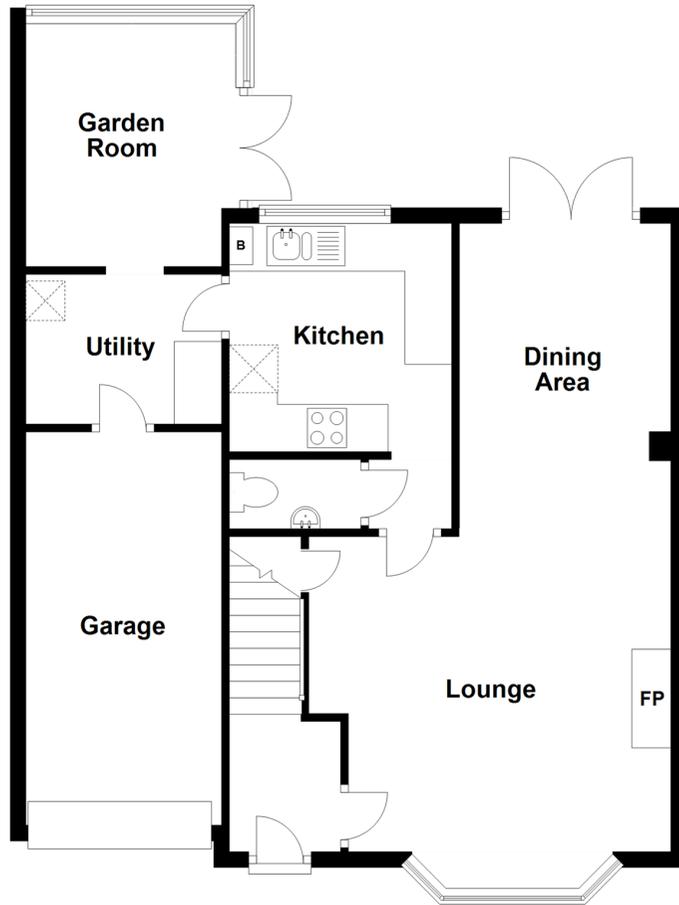


Video Tour available

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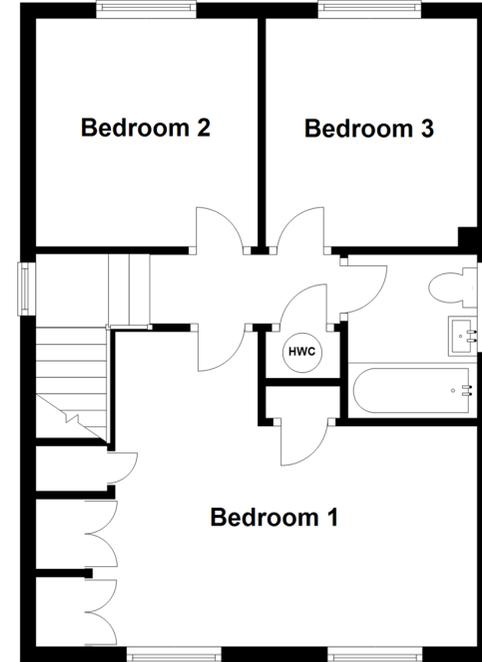
Split Level Ground Floor

Approx. 72.1 sq. metres (775.7 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.4 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 15'4 x 15'3 (4.68m x 4.65m)

Dining Area : 12'8 x 8'9 (3.86m x 2.67m)

Kitchen: 9'5 x 9'3 (2.87m x 2.82m)

Utility : 6'1 x 6'0 (1.86m x 1.83m)

Garden Room: 10'8 x 9'0 (3.25m x 2.75m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 16'8 x 13'0 (5.08m x 3.97m)

Bedroom 2: 9'4 x 8'8 (2.85m x 2.64m)

Bedroom 3: 9'4 x 9'2 (2.85m x 2.80m)

Bathroom: 6'8 x 5'5 (2.03m x 1.65m)

OUTSIDE

Driveway for 3/4 Cars

Garage: 16'0 x 8'0 (4.88m x 2.44m)

Rear Garden

Studio: 12'7 x 9'0 (3.84m x 2.75m)



Main features

- A spacious family home in a popular location
- Lounge, dining room & study/playroom, offering plenty of space for the family to spread out
- Modern kitchen & bathroom, utility room
- Large rear garden with studio
- Driveway for 3/4 cars & garage
- Short walk to excellent schools, shops & Priory Park



Nearest Schools

Primary Schools: Sandcross School 0.2 miles, Reigate Priory Community Junior School 1.2 miles, St John's Primary 2.0 miles
Secondary Schools: Reigate School 1.2 miles, Reigate Grammar School 1.7 miles, Dunottar School 2.0 miles



Transport Information

Train Stations: Reigate 2.0 miles, Earlswood 2.4 miles, Betchworth 2.8 miles



Address

Smith 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.

EPC RATING	CURRENT:	POTENTIAL:
	D(55)	C(78)

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