



**Price**  
**£425,000**

**Freehold**

2x  1x  1x 

**Lynn Walk, Reigate,  
Surrey, RH2**

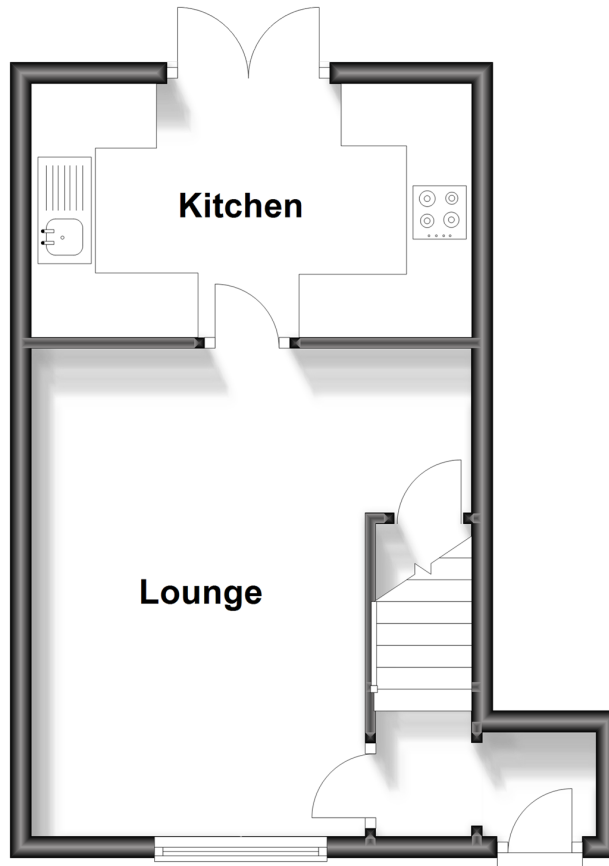
**OVER 60?**

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

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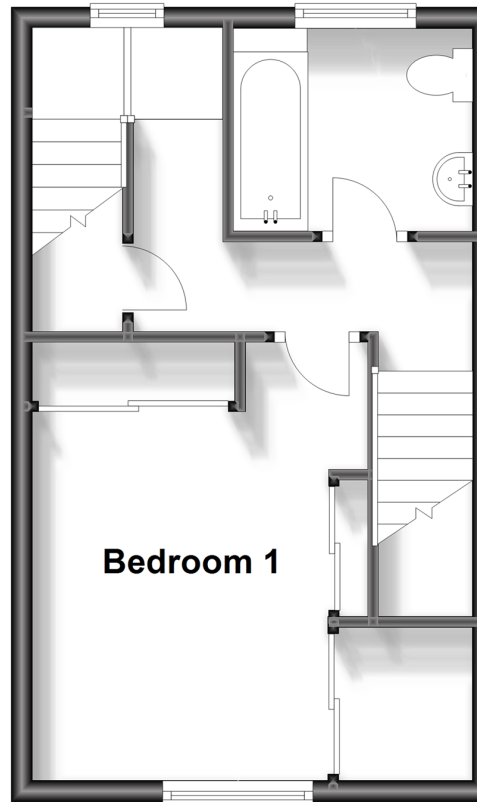
## Ground Floor

Approx. 30.3 sq. metres (326.3 sq. feet)



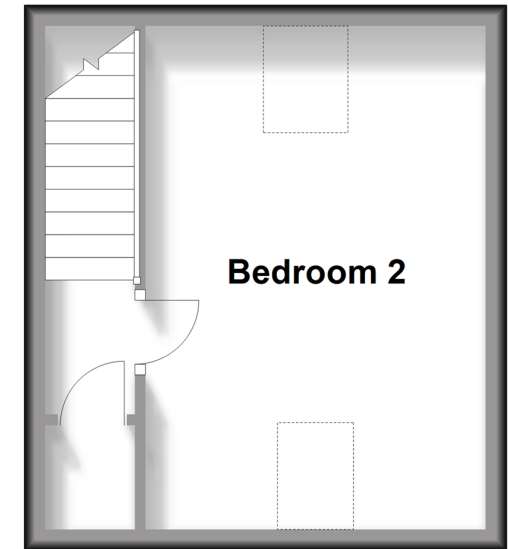
## First Floor

Approx. 29.2 sq. metres (314.0 sq. feet)



## Second Floor

Approx. 19.5 sq. metres (209.8 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 14'10 maximum (4.52m) x 13'6 maximum (4.12m) narrowing to 10'3 (3.13m)

Kitchen: 13'6 x 7'8 (4.12m x 2.34m)

### FIRST FLOOR

Landing

Bedroom 1: 11'5 up to fitted wardrobes x 10'4 maximum (3.48m x 3.15m)

Bathroom: 7'3 x 6'2 (2.21m x 1.88m)

### SECOND FLOOR

Landing

Bedroom 2: 15'1 maximum x 10'4 maximum (4.60m x 3.15m)

### OUTSIDE

Driveway

Rear Terraced Garden





## Main features

- An immaculate terraced home with no onward chain
- Modern kitchen and bathroom
- Private terraced rear garden, ideal for entertaining
- Double glazed & gas central heating
- Off road parking
- Short walk to superb schools, public transport & shops



### Nearest Schools

Primary Schools: Sandcross School 0.5 miles, St John's Primary 1.0 miles, Reigate Priory Community Junior School 1.0 miles  
Secondary Schools: Reigate School 0.2 miles, Dunottar School 0.8 miles, Reigate Grammar School 1.0 miles



### Transport Information

Train Stations: Earlswood 1.2 miles, Reigate 1.4 miles, Redhill 1.8 miles



### Address

Lynn Walk, 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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