



**Offers Over**  
**£499,999**

**Freehold**

3x  1x  2x 

**Sandcross Lane,  
Reigate, Surrey, RH2**

**OVER 60?**

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

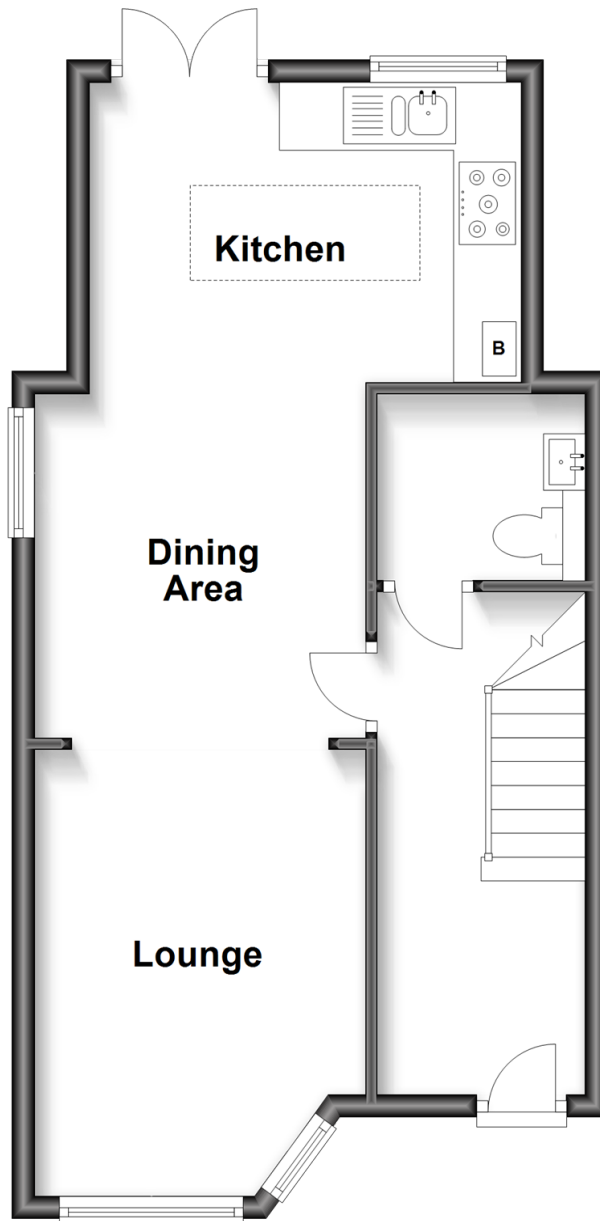


Video Tour available

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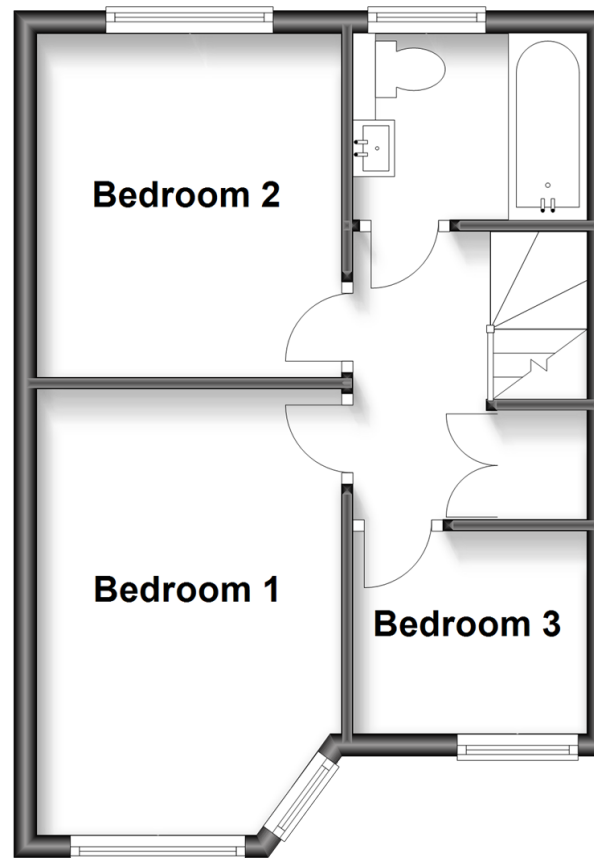
## Ground Floor

Approx. 43.0 sq. metres (462.9 sq. feet)



## First Floor

Approx. 32.4 sq. metres (349.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall: 14'5 x 5'7 (4.40m x 1.70m)

Lounge: 13'1 maximum x 9'7 (3.99m x 2.92m)

Dining Area: 10'0 x 9'5 (3.05m x 2.87m)

Kitchen: 12'7 x 8'6 (3.84m x 2.59m)

Cloakroom: 6'0 x 5'5 (1.83m x 1.65m)

### FIRST FLOOR

Landing

Bedroom 1: 13'6 maximum x 8'8 (4.12m x 2.64m)

Bedroom 2: 10'1 x 8'7 (3.08m x 2.62m)

Bedroom 3: 6'6 x 6'1 (1.98m x 1.86m)

Bathroom: 6'6 x 6'1 (1.98m x 1.86m)

### OUTSIDE

Front Garden

Driveway for 4+ Cars

Rear Garden

Studio/Office: 12'0 x 8'0 (3.66m x 2.44m)





## Main features

- A brand new end of terraced house with a 10 year warranty & no onward chain
- Fitted kitchen, downstairs cloakroom & luxury bathroom
- Driveway for up to 4+ cars, large rear garden & studio/office space with power supply
- Easily accessible loft space
- Short walk to excellent local schools & shops, Priory Park, easy access to Reigate & Redhill



### Nearest Schools

Primary Schools: Sandcross School 0.3 miles, Reigate Priory Community Junior School 1.0 miles, St John's Primary 1.2 miles  
Secondary Schools: Reigate School 0.5 miles, Dunottar Day School 1.0 miles, Reigate Grammar School 1.2 miles



### Transport Information

Train Stations: Earlswood 1.4 miles, Reigate 1.4 miles, Redhill 2.1 miles



### Address

Sandcross Lane, Reigate, Surrey, RH2



### Directions

For directions to this property please contact us.





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



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