



**Price**  
**£600,000**

**Freehold**

4x  2x  2x 

**Hartwood Avenue,  
Reigate, Surrey, RH2**

**OVER 60?**

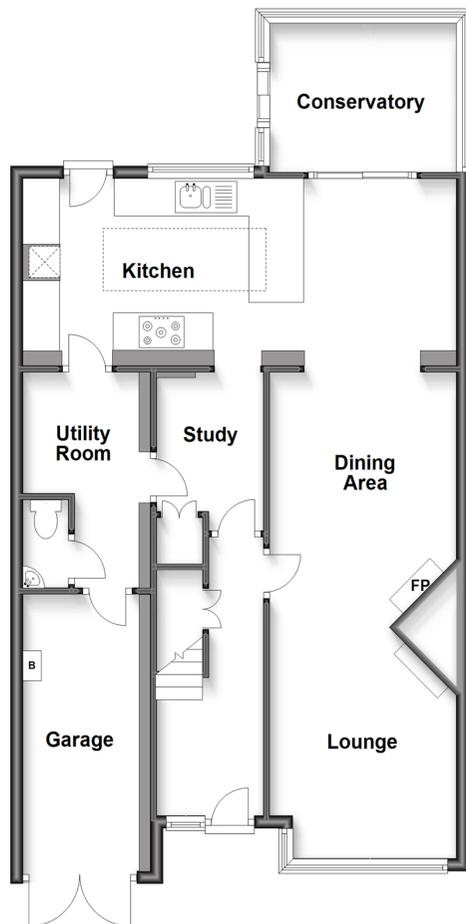
Secure this property  
for up to **59% less!**



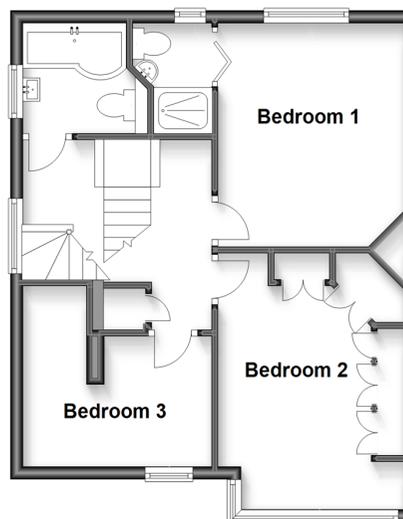
Video Tour available

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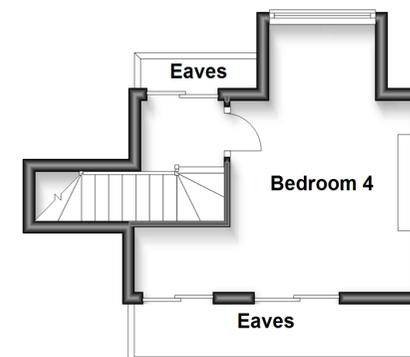
**Ground Floor**  
Approx. 82.9 sq. metres (892.7 sq. feet)



**First Floor**  
Approx. 45.8 sq. metres (493.4 sq. feet)



**Second Floor**  
Approx. 17.3 sq. metres (186.2 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Lounge: 13'8 x 9'9 (4.17m x 2.97m)  
Dining Area: 13'3 x 9'9 (4.04m x 2.97m)  
Kitchen: 23'0 x 9'5 (7.02m x 2.87m)  
Utility Room: 10'0 x 6'3 (3.05m x 1.91m)  
Cloakroom  
Study: 8'8 x 5'7 (2.64m x 1.70m)  
Conservatory: 10'0 x 10'0 (3.05m x 3.05m)

### FIRST FLOOR

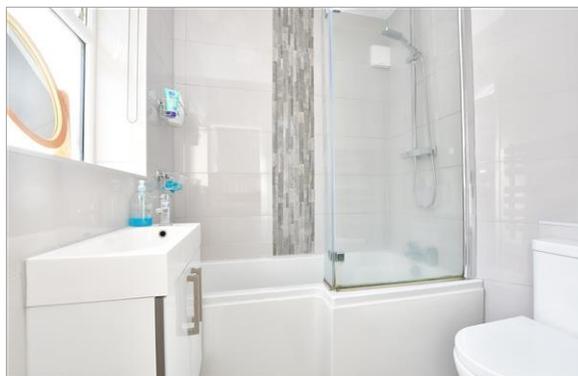
Landing  
Bedroom 1: 14'0 maximum x 10'4 maximum (4.27m x 3.15m)  
En-suite Shower Room: 6'0 x 4'7 (1.83m x 1.40m)  
Bedroom 2: 11'8 x 10'6 (3.56m x 3.20m)  
Bedroom 3: 10'2 maximum x 9'0 maximum (3.10m x 2.75m)  
Bathroom: 6'5 x 5'5 (1.96m x 1.65m)

### SECOND FLOOR

Landing  
Bedroom 4: 14'0 maximum x 9'2 maximum (4.27m x 2.80m)  
Eaves

### OUTSIDE

Driveway for 3 Cars  
Garage/Store: 14'7 x 6'7 (4.45m x 2.01m)  
Rear Garden



## Main features

- A very spacious semi detached house
- Refitted kitchen, bathroom & en-suite shower room
- Large rear garden
- Driveway for 3 cars, garage/store
- Great location, short walk to excellent schools and local shops
- Short drive to Gatwick Airport & M25

## Nearest Schools

Primary Schools: Sandcross School 0.4 miles, Reigate Priory Community Junior School 1.6 miles, St John's Primary 1.8 miles  
Secondary Schools: Reigate School 1.0 miles, Cornfield School 2.0 miles, Reigate Grammar School 2.3 miles

## Transport Information

Train Stations: Earlswood 2.2 miles, Reigate 2.4 miles, Redhill 2.7 miles

## Address

Hartwood Avenue, Reigate, Surrey, RH2

## Directions

For directions to this property please contact us.



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Call Reigate Branch 01737 222020 ■ [cubittandwest.co.uk](http://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: D(60) POTENTIAL: C(78)

21613032/20230817/NF1/JB1