



**Price**  
**£600,000**

**Freehold**

4x  2x  2x 

**Hartswood Avenue,  
Reigate, Surrey, RH2**

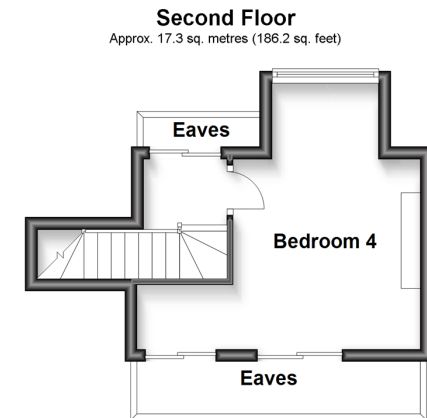
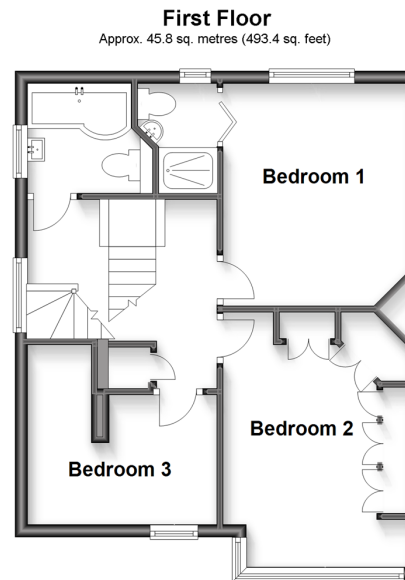
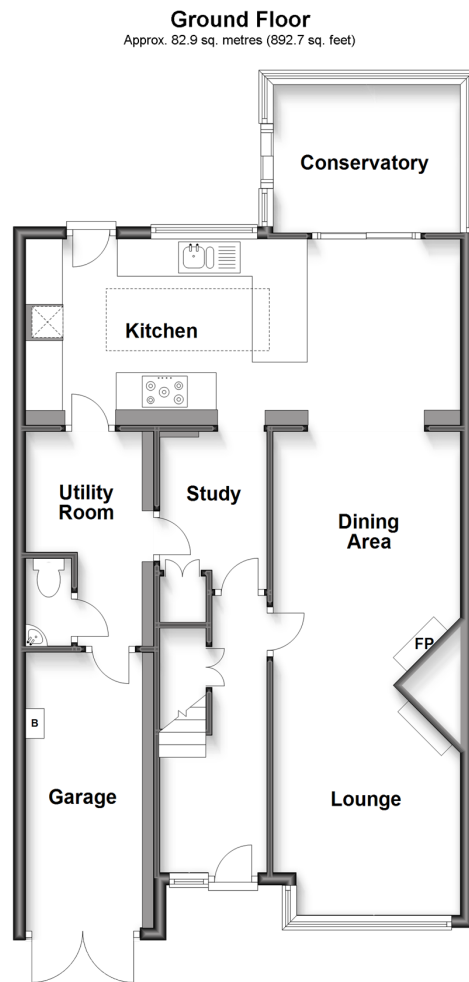
**OVER 60?**

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



**Video Tour available**

**cubitt&west**  
Helping you move forwards



## 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

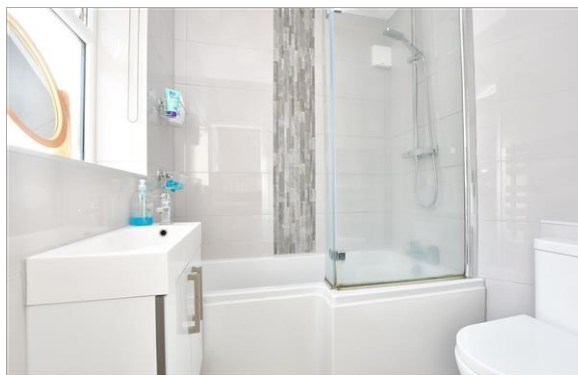
### OUTSIDE

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.





**cubitt&west**  
Helping you move forwards

**Call Reigate Branch 01737 222020 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**



21613032/20230817/NF1/JB1