



**Price**  
**£525,000**

**Freehold**

3x  1x  1x 

**Orchard Way, Reigate,  
Surrey, RH2**

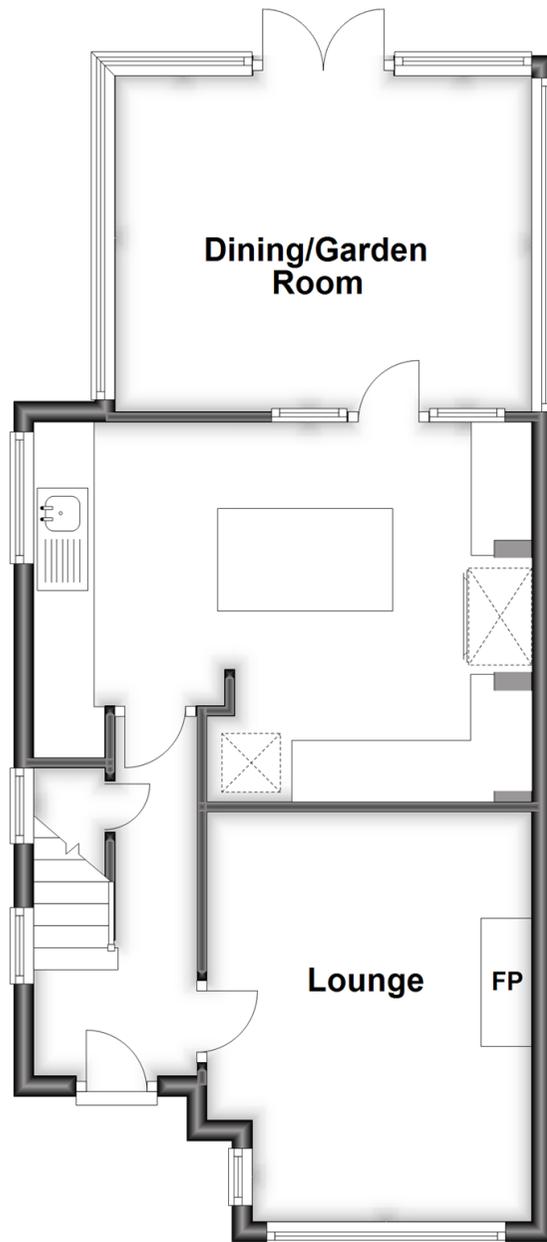
**OVER 60?**

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

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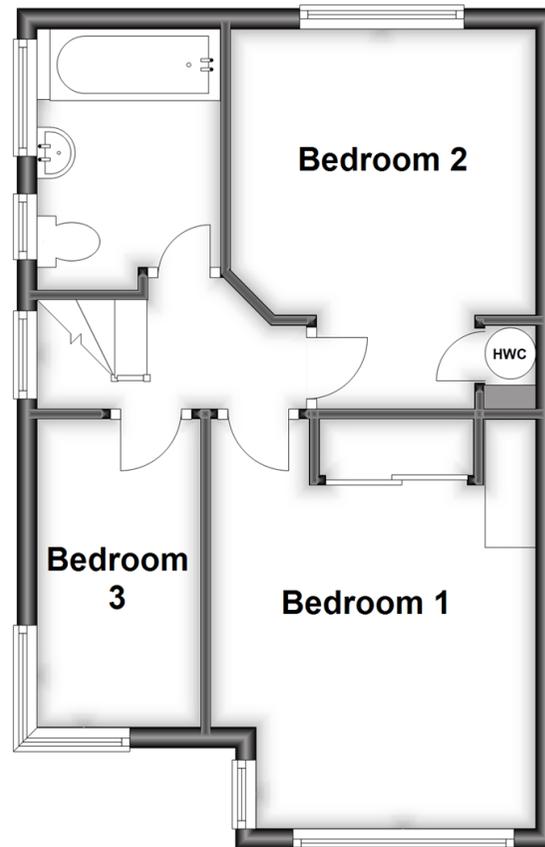
## Ground Floor

Approx. 49.5 sq. metres (532.5 sq. feet)



## First Floor

Approx. 36.3 sq. metres (390.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 13'0 x 10'7 (3.97m x 3.23m)

Kitchen: 16'1 x 12'2 (4.91m x 3.71m)

Dining/Garden Room: 13'11 x 10'10 (4.24m x 3.30m)

### FIRST FLOOR

Landing

Bedroom 1: 13'0 x 10'1 (3.97m x 3.08m)

Bedroom 2: 12'2 x 9'11 (3.71m x 3.02m)

Bedroom 3: 10'0 x 5'9 (3.05m x 1.75m)

Bathroom: 8'3 x 5'11 (2.52m x 1.80m)

### OUTSIDE

Off Road Parking

Detached Garage: 19'11 x 9'6 (6.07m x 2.90m)

Front Garden

Rear Garden



## Main features

- Popular South Reigate location, close to excellent schools & local amenities
- Recently fitted modern kitchen (new boiler & log burner installed in 2022)
- Scope to extend (subject to relevant planning consent)
- Well maintained private rear garden
- Detached garage (re-roofed in 2022) & off road parking

## Nearest Schools

Primary Schools: Sandcross School 0.4 miles, Reigate Priory Community Junior School 1.3 miles, St John's Primary 1.5 miles  
Secondary Schools: Reigate School 0.7 miles, Cornfield School 1.7 miles, Reigate Grammar School 2.0 miles

## Transport Information

Train Stations: Reigate 1.3 miles, Earlswood 1.4 miles, Redhill 2.0 miles

## Address

Orchard Way, 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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