



**Price**  
**£875,000**

**Freehold**

3x  2x  2x 

**Hillhouse Drive, Reigate,  
Surrey, RH2**

**OVER 60?**

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

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## Ground Floor

Approx. 1121.7 sq. feet



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 18'3 x 11'8 (5.57m x 3.56m)

Kitchen/Diner: 17'11 x 9'4 (5.46m x 2.85m)

Utility Room: 9'5 x 4'7 (2.87m x 1.40m)

Bedroom 1: 19'5 x 8'8 (5.92m x 2.64m)

Bedroom 2: 15'5 x 11'7 (4.70m x 3.53m)

En-suite Bathroom

Bedroom 3: 11'1 x 10'0 (3.38m x 3.05m)

Shower Room: 6'10 x 5'10 (2.08m x 1.78m)

### OUTSIDE

Off Road Parking

Front & Rear Garden



## Main features

- A bright & airy family home situated on a private road within a highly sought after cul-de-sac
- Modern fitted kitchen and bathrooms with high quality fittings & underfloor heating
- Magnificent private rear garden, mainly laid to lawn, off road parking
- Scope to extend, subject to planning permission
- Located within close proximity of local amenities, excellent schools & public transport

### Nearest Schools

Primary Schools: Reigate Priory Community Junior School 0.8 miles, Sandcross School 0.9 miles, St John's Primary 1.6 miles  
Secondary Schools: Reigate School 0.7 miles, Reigate Grammar School 1.6 miles, Dunottar School 1.7 miles

### Transport Information

Train Stations: Reigate 1.6 miles, Earlswood 2.0 miles, Redhill 2.4 miles

### Address

Hillhouse Drive, 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://www.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:	POTENTIAL:
D(66)	B(82)

21613200/20240220/NF1/KH