



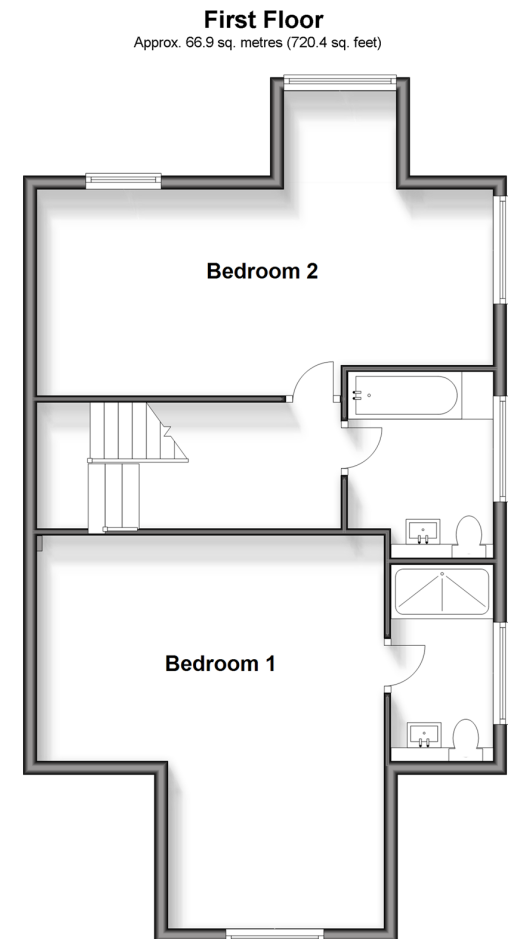
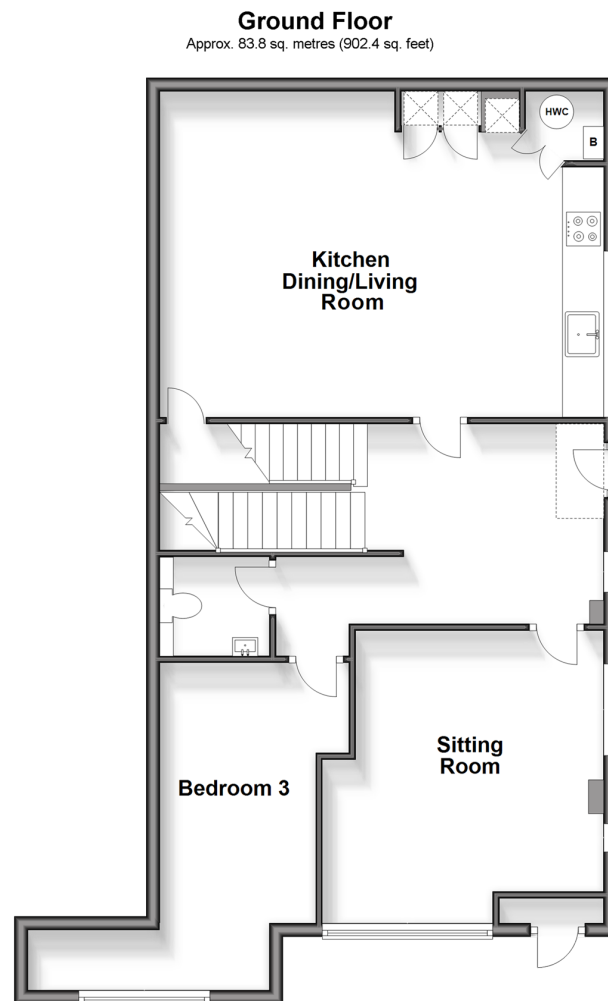
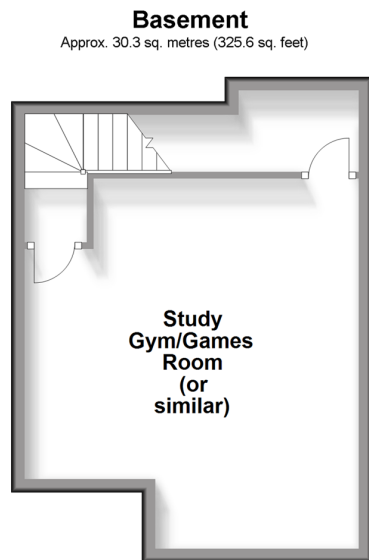
Price
£889,500

Freehold

3x  2x  2x 

Yewtree Villas, 99
Reigate Hill, Reigate,
Surrey, RH2

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Accommodation

GROUND FLOOR

Entrance Hall: 11'9 x 10'0 (3.58m x 3.05m)
 Kitchen/Dining/Living Room: 21'5 x 15'8 (6.53m x 4.78m)
 Sitting Room: 14'2 maximum x 13'6 maximum (4.32m x 4.12m)
 Bedroom 3: 16'7 maximum x 9'2 maximum (5.06m x 2.80m)
 Cloakroom

BASEMENT

Study/Gym/Games Room: 18'0 maximum x 16'0 maximum (5.49m x 4.88m)
 Store: 12'0 x 4'0 (3.66m x 1.22m)

FIRST FLOOR

Landing : 14'7 x 6'0 (4.45m x 1.83m)
 Bedroom 1: 19'5 maximum x 16'6 maximum (5.92m x 5.03m)
 En-suite Shower Room: 9'6 x 6'0 (2.90m x 1.83m)
 Bedroom 2: 22'3 x 10'0 (6.79m x 3.05m) plus 5'5 into bay x 4'6 into bay (1.65m x 1.37m)
 Bathroom: 9'0 x 7'0 (2.75m x 2.14m)

OUTSIDE

Driveway for 2 Cars
 Side & Rear Garden



Main features

- Stamp duty paid at asking price
- A very attractive & exclusive development of 2 new homes, landscaped side & rear garden
- High quality kitchen/dining/living room with built-in appliances
- Luxury bathroom & en-suite shower room
- Basement room ideal for study/gym/games room
- Parking for 2 cars, electric car charging point,



Nearest Schools

Primary Schools: Holmesdale Community Infant School 0.4 miles, Reigate Priory Community Junior School 1.3 miles, Wray Common Primary 1.4 miles
Secondary Schools: Reigate Grammar School 1.5 miles, St Bede's School 1.7 miles, Reigate School 1.8 miles



Transport Information

Train Stations: Reigate 0.8 miles, Redhill 2.2 miles, Earlswood 2.7 miles



Address

Yewtree Villas, 99 Reigate Hill, 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



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