



Price
£475,000

Freehold

3x  1x  2x 

**Kingsley Grove, Reigate,
Surrey, RH2**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Bright & airy family home offered to the market chain free
- Popular South Reigate location, close to excellent schools, shops & transport links
- Scope to extend (subject to planning permission)
- Detached garage & off road parking
- Private rear garden

Accommodation

GROUND FLOOR

Entrance Porch
 Entrance Hall
 Lounge: 13'1 x 12'3 (3.99m x 3.74m)
 Dining Room: 12'4 x 10'11 (3.76m x 3.33m)
 Kitchen: 9'2 x 6'10 (2.80m x 2.08m)

FIRST FLOOR

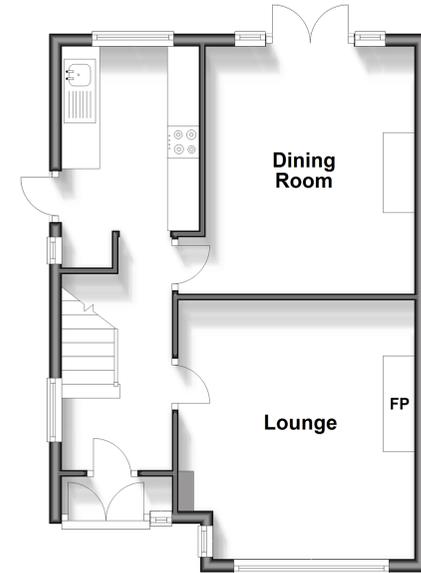
Landing
 Bedroom 1: 13'2 maximum x 11'5 (4.02m x 3.48m)
 Bedroom 2: 12'4 maximum x 11'2 maximum (3.76m x 3.41m)
 Bedroom 3: 6'11 x 6'7 (2.11m x 2.01m)
 Bathroom: 6'9 x 5'0 (2.06m x 1.53m)
 Separate Toilet: 4'2 x 2'10 (1.27m x 0.86m)

OUTSIDE

Off Road Parking
 Front Garden
 Garage (Shared Drive)
 Rear Garden
 Shed

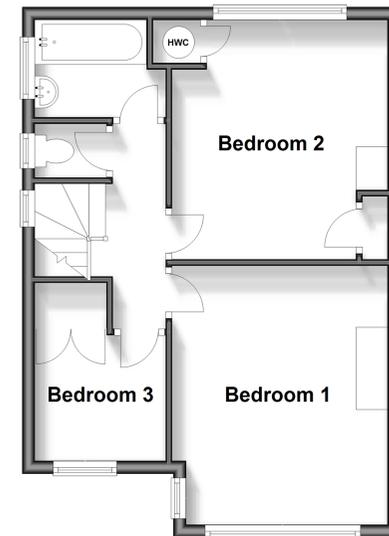
Ground Floor

Approx. 43.1 sq. metres (463.6 sq. feet)



First Floor

Approx. 41.8 sq. metres (450.1 sq. feet)



Call Reigate - 01737 222020 ■ 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.



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