



**Price**  
**£595,000**

**Freehold**

3x  1x  1x 

**St. Clair Close, Reigate,  
Surrey, RH2**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Spacious family home situated in a quiet cul-de-sac, no chain
- Bright & airy rooms, scope for modernisation & improvement
- Double glazed & gas central heating
- Side access to private rear garden
- Integral garage, off road parking
- Walking distance to the town, train station & excellent schools

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge Area: 16'6 x 11'2 (5.03m x 3.41m)

Dining Area: 11'4 x 9'6 (3.46m x 2.90m)

Kitchen: 9'9 x 9'2 (2.97m x 2.80m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 14'2 x 12'9 (4.32m x 3.89m)

Bedroom 2: 14'2 x 9'7 (4.32m x 2.92m)

Bedroom 3: 12'9 x 9'9 (3.89m x 2.97m)

Bathroom: 12'7 x 5'8 (3.84m x 1.73m)

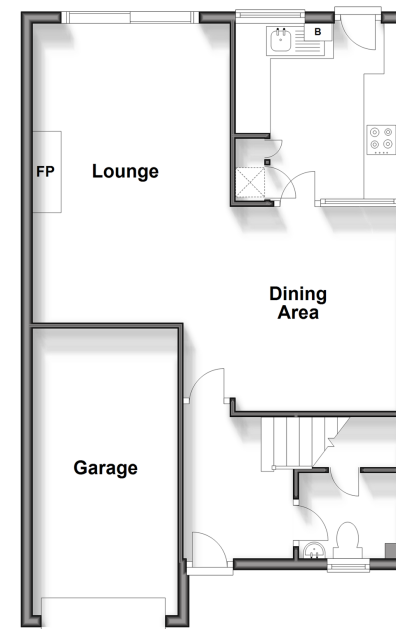
### OUTSIDE

Off Road Parking

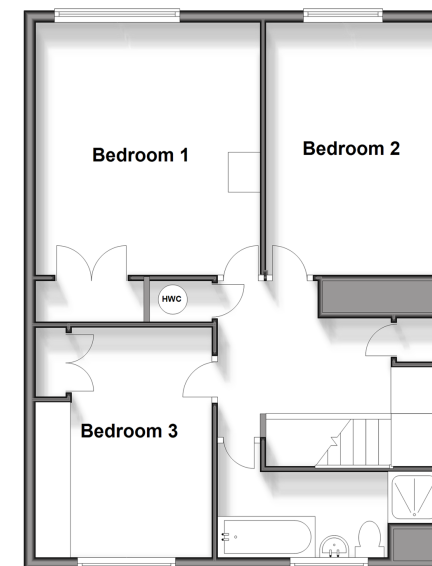
Integral Garage: 16'8 x 8'1 (5.08m x 2.47m)

Front & Rear Garden

**Ground Floor**  
Approx. 59.9 sq. metres (645.2 sq. feet)



**First Floor**  
Approx. 64.0 sq. metres (689.2 sq. feet)



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

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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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