



1 Summerly Avenue, Reigate

In Excess of £570,000



# 1 Summerly Avenue

## Reigate

The property is a stunning 3 bedroom end of terrace modern house, presented in excellent order throughout. Situated in a highly sought-after location, it benefits from its prime position being just a 3-minute walk to Reigate train station and a short 7-minute walk to the vibrant Reigate town centre. This allows for easy commuting as well as access to an array of amenities such as shops, restaurants, and leisure facilities.

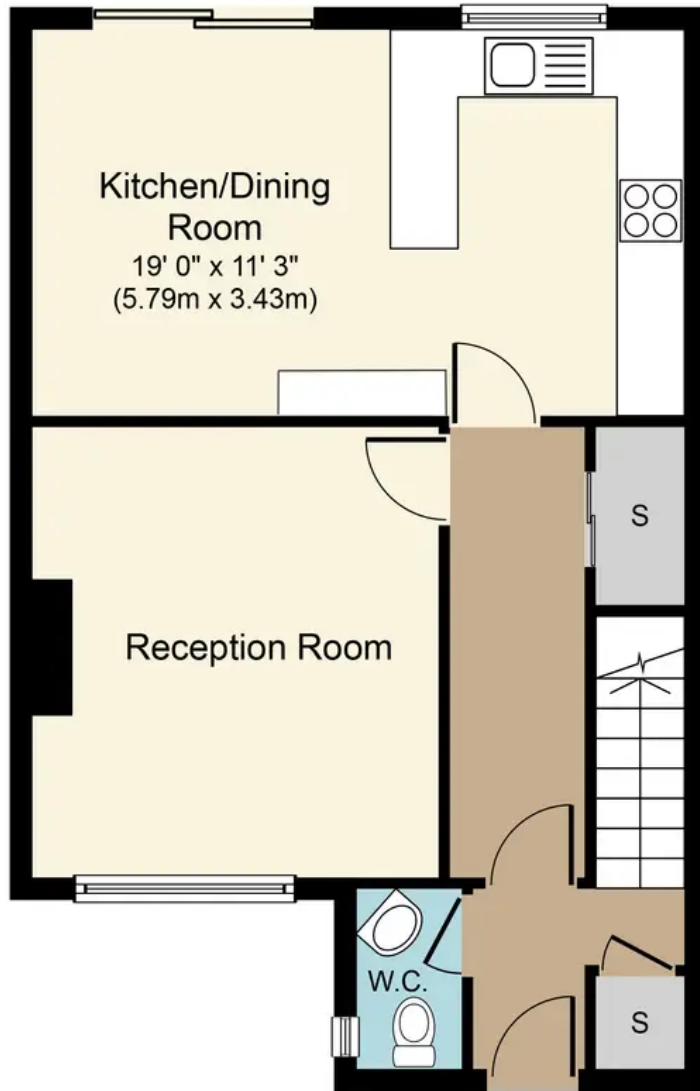
Offering off-street parking for two cars and a garage en block. The property has undergone a complete refurbishment, resulting in a contemporary and stylish interior. The open plan layout creates a seamless flow between the reception areas, providing a comfortable and spacious living environment. With attention to detail evident in every aspect, the property offers a perfect blend of functionality and aesthetic appeal.

Outside, the low maintenance south-facing rear garden provides a tranquil oasis to unwind and relax in. This private outdoor space is ideal for al fresco dining, hosting family gatherings, or simply basking in the sunshine. The garden has been thoughtfully designed to maximise the use of space whilst requiring minimal upkeep, allowing you to fully enjoy all that it has to offer without the hassle of extensive maintenance. There is a side plot that could be extended into subject to relevant planning permissions.

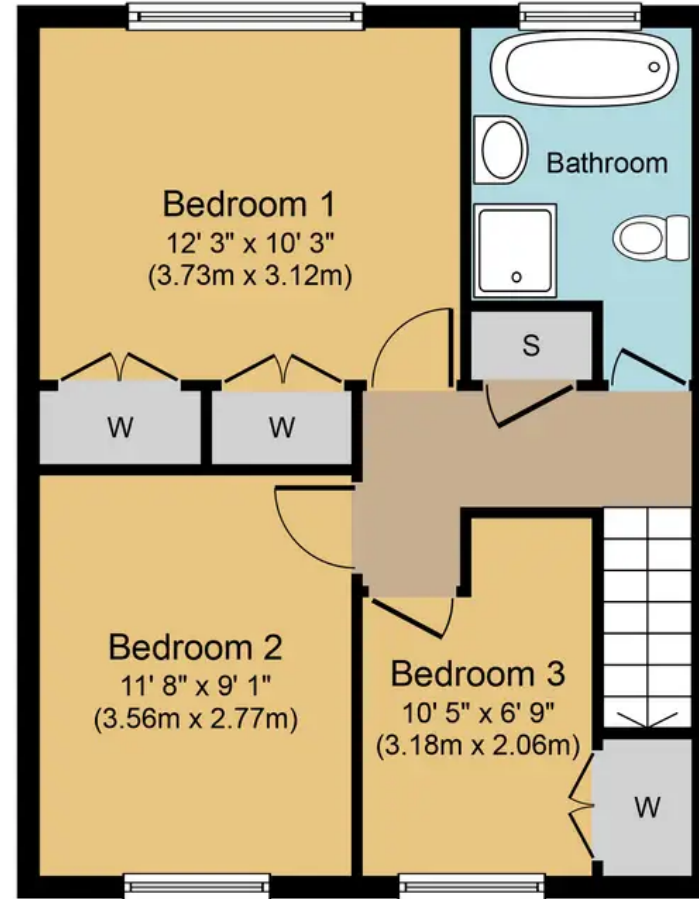
- End of terrace modern house presented in excellent order throughout







**Ground Floor**  
**Approximate Floor Area**  
 527 sq. ft.  
 (49.0 sq. m.)



**First Floor**  
**Approximate Floor Area**  
 474 sq. ft.  
 (44.0 sq. m.)

**Summerly Avenue, RH2**  
**Approx. Gross Internal Total Floor Area 1,001 sq. ft. (93.0 sq. m.)**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.