



56 Sandcross Lane

Reigate

Guide Price **£525,000**



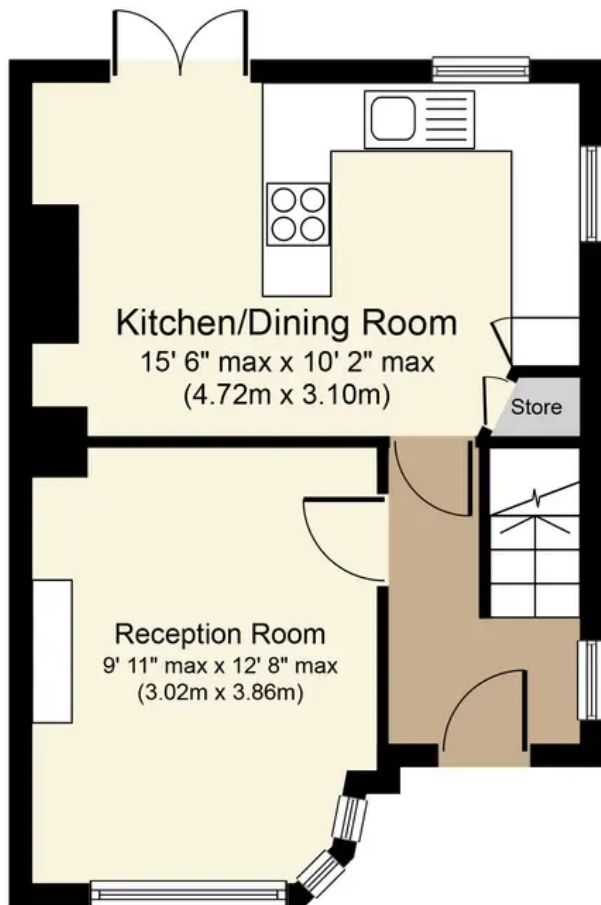
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Council Tax band: D Tenure: Freehold

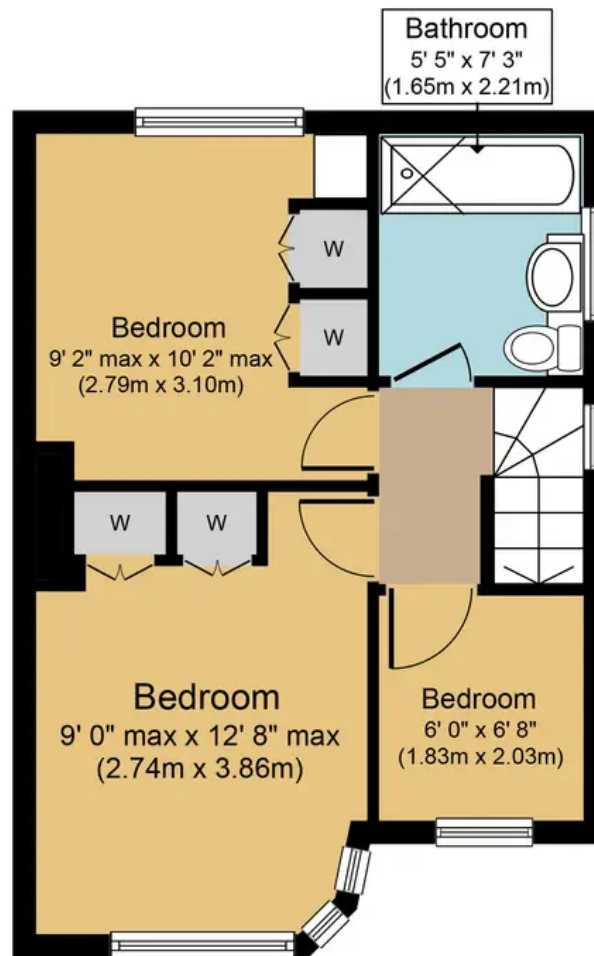
Nestled in a sought-after location, this beautiful three-bedroom semi-detached family home offers a perfect blend of modern living and convenience. The property features a spacious open-plan kitchen diner, ideal for hosting gatherings and creating lasting memories with loved ones. The accommodation includes two double bedrooms and a single. Situated within 1.5 miles of the vibrant town of Reigate, residents can enjoy easy access to a range of amenities, schools, and transportation links, ensuring a lifestyle of utmost convenience. The property also benefits from a garage via a shared drive, off-road parking, and a large level rear garden with a patio, perfect for outdoor relaxation and entertaining. Moreover, the property boasts the potential to extend both to the rear and into the loft, subject to obtaining the necessary planning permissions, offering the opportunity to create a bespoke living space tailored to individual preferences. Additionally, its location only 0.4 of a mile from Sandcross Primary makes it an ideal choice for families seeking a property within close proximity to local schools. Outside, the property features a generously sized rear garden, providing a tranquil retreat for residents to unwind and enjoy the outdoors. The garden offers ample space for landscaping and personalisation, allowing residents to create their own oasis and utilise the outdoor space for various activities. The property also boasts a garage via a shared drive, providing convenient storage space for vehicles and other belongings, further enhancing the practicality of the home. Whether entertaining guests or simply relaxing in the fresh air, the outdoor spaces of this property offer endless possibilities for enjoyment and leisure. With its well-maintained garden and convenient garage access, this property presents an opportunity to embrace a lifestyle of comfort, convenience, and outdoor living.



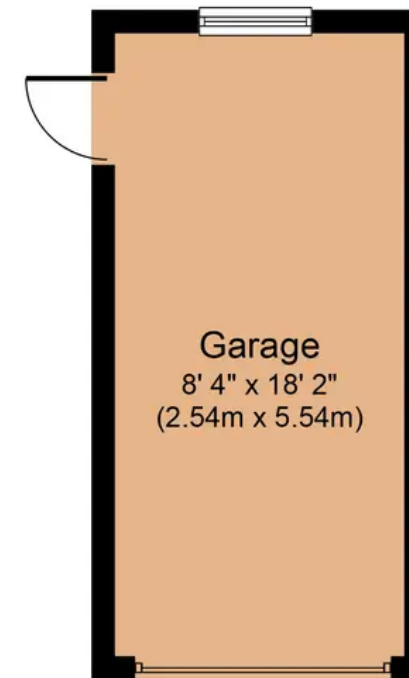




Ground Floor
Approximate Floor Area
335 sq. ft.
(31.1 sq. m.)



First Floor
Approximate Floor Area
339 sq. ft.
(31.5 sq. m.)



Garage
Approximate Floor Area
149 sq. ft.
(13.9 sq. m.)

Sandcross Lane, RH2
Approx. Gross Internal Floor Area 824 sq. ft. (76.5 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.