



50 Atherfield Road.

Reigate

Guide Price £550,000



50 Atherfield Road

Nestled within a sought-after residential area, this beautifully presented three-bedroom semi-detached family home offers a perfect blend of modern living and comfort. Boasting extensive extensions to the front, rear, and double storey to the side, this property truly stands out.

On the ground floor, the spacious layout comprises a welcoming entrance porch, utility room, and a convenient downstairs cloakroom/wc, ensuring practicality meets style. The property further features two generously sized reception rooms, providing ample space for entertaining friends and family. The heart of the home lies in the stunning kitchen diner with a utility room, offering a contemporary space for cooking and dining. Heading upstairs, the extended master bedroom is a key highlight, featuring a wealth of space and the potential for an en-suite bathroom. Additionally, two well-proportioned bedrooms and a modern family bathroom complete the upper level.

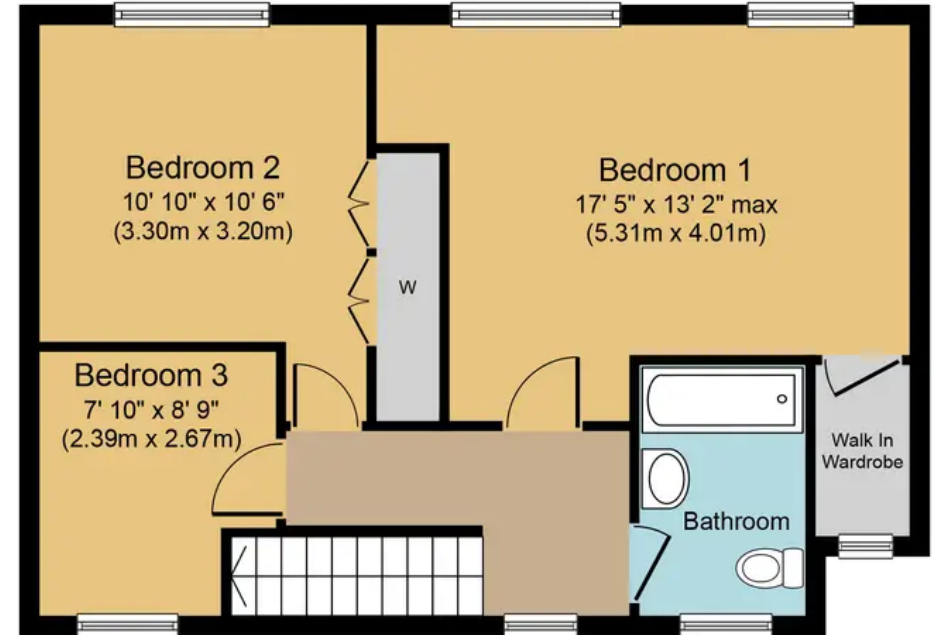
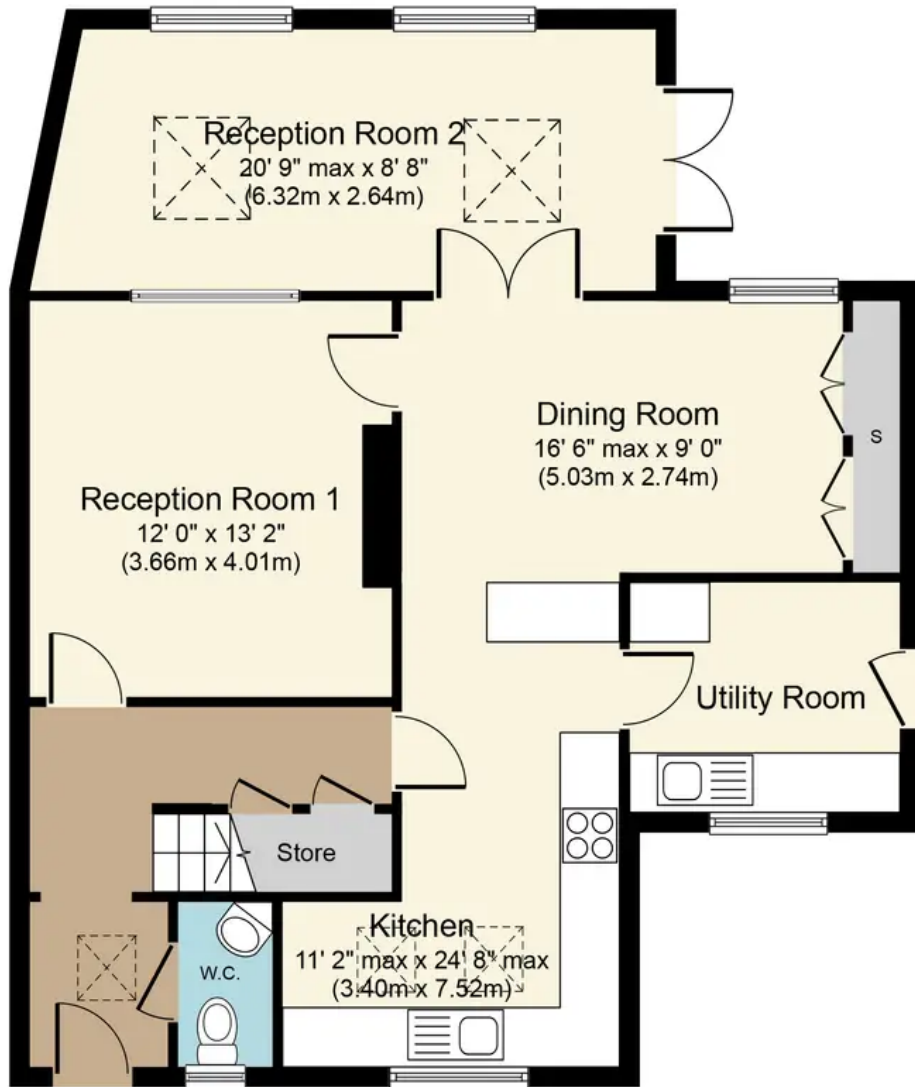
Situated ideally for excellent schools and local amenities, the property offers convenience to daily essentials and educational facilities. The south-facing rear garden provides a tranquil outdoor retreat, while off-road parking for two cars adds to the practicality of the home.

Noteworthy features include an abundance of built-in storage space, ensuring clutter-free living. Revel in the woodland views to the front of the property, adding a touch of nature to the surroundings. The south-facing garden boasts planted borders, a garden shed, and side access to the front of the property, enhancing outdoor living.

Council Tax band: D Tenure: Freehold







Ground Floor
Approximate Floor Area
807 sq. ft.
(75.0 sq. m.)

First Floor
Approximate Floor Area
536 sq. ft.
(49.8 sq. m.)

Atherfield Road, RH2
Approx. Gross Internal Floor Area 1,343 sq. ft. (124.8 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.