



37 Yorke Gardens.

Reigate

Guide Price **£525,000**



37 Yorke Gardens

This exquisite end of terrace house is presented in excellent order throughout, showcasing a perfect blend of modernity and comfort. Ideally situated in a sought-after location, this property is conveniently located a mere 2-3 minutes away from the train station and just a short 5-7 minutes walk to the vibrant Reigate town centre. The property features off-street parking for 2 cars along with a garage, providing ample space for both vehicles and storage. Boasting 2 bedrooms and a study, it could effortlessly be converted into a 3 bedroom, plus study, this home offers versatile living arrangements to suit various needs. A charming south-facing garden completes the allure of this residence, providing a delightful outdoor retreat for relaxation and al-fresco dining. The comfort of its residents is assured with a recently refitted bathroom and kitchen, adding a touch of luxury to every-day living.

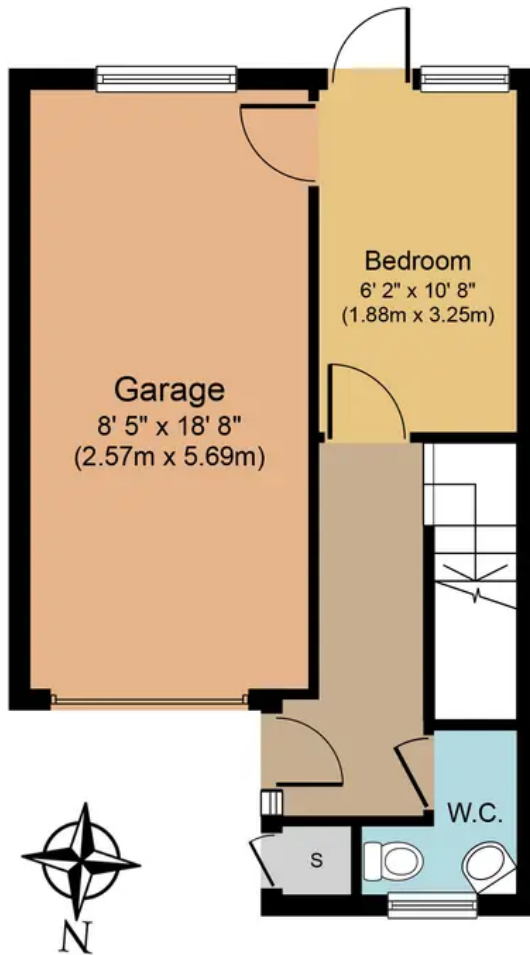
The enchanting outdoor space of this property includes a captivating south-facing rear garden, offering a private sanctuary to enjoy the sunny aspects and tranquillity. Well-maintained and thoughtfully landscaped, the garden provides a peaceful haven for outdoor gatherings or simply basking in the natural surroundings.

Council Tax band: D

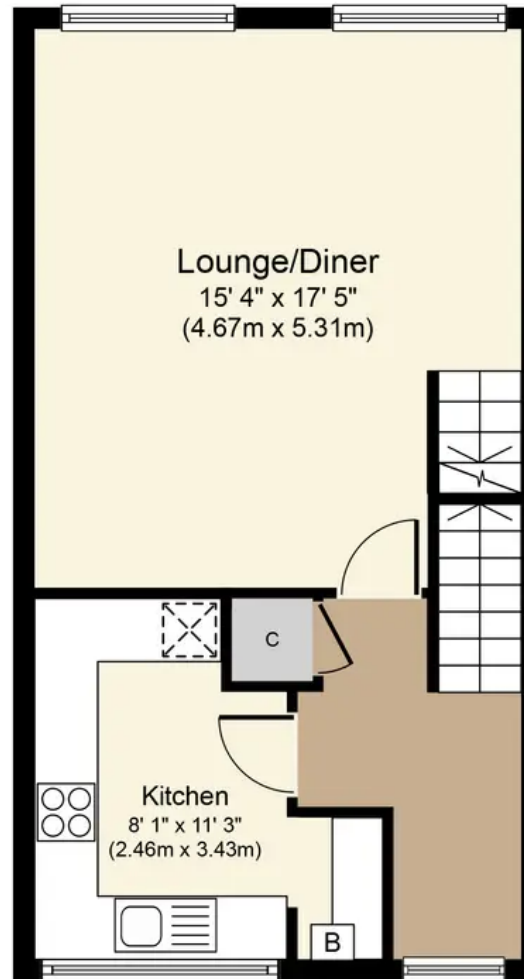
Tenure: Freehold



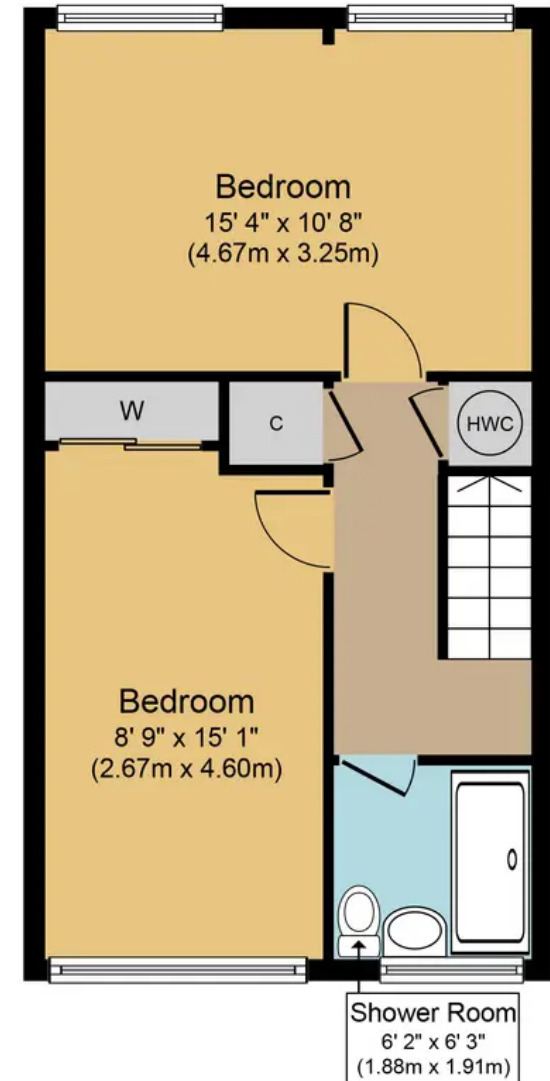




Ground Floor
Approximate Floor Area
330 sq. ft.
(30.7 sq. m.)



First Floor
Approximate Floor Area
440 sq. ft.
(40.9 sq. m.)



Second Floor
Approximate Floor Area
440 sq.ft.
(40.9 sq.m.)

Yorke Gardens, RH2
Approx. Gross Internal Floor Area 1,210 sq. ft. (112.4 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.

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