



33 Beaufort Road, Reigate

Guide Price £750,000



## 33 Beaufort Road

This well-located 3-bedroom semi-detached house offers a fantastic opportunity for prospective buyers, boasting a great location within a 7-10 minute walk to Reigate station and only 7 minutes to the town centre. In need of modernisation, this property presents the chance for buyers to put their own stamp on their new home. Situated within the catchment area for the highly sought-after Holmesdale and Priory schools, this house is ideal for families looking to settle in a desirable educational setting. With a large south facing rear garden and a garage to the rear, as well as off-street parking for 2 cars at the front, this property offers both convenience and potential. The scope for further extensions and improvements, subject to relevant planning approval, presents an exciting opportunity for those looking to create their dream home.

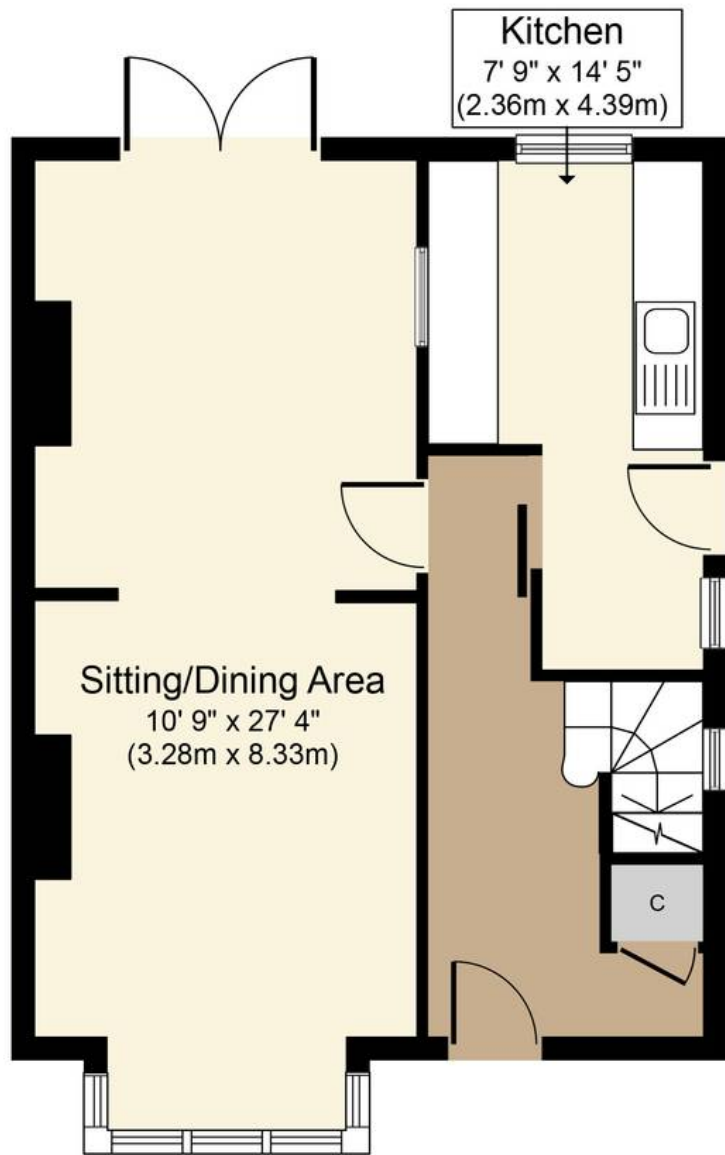
Outside, this property features a large south facing garden at the rear, providing ample outdoor space for relaxation and entertainment. The garden presents a blank canvas for landscaping and gardening enthusiasts to craft their own oasis, complete with potential for outdoor dining areas, play areas, and more.

Council Tax band: D

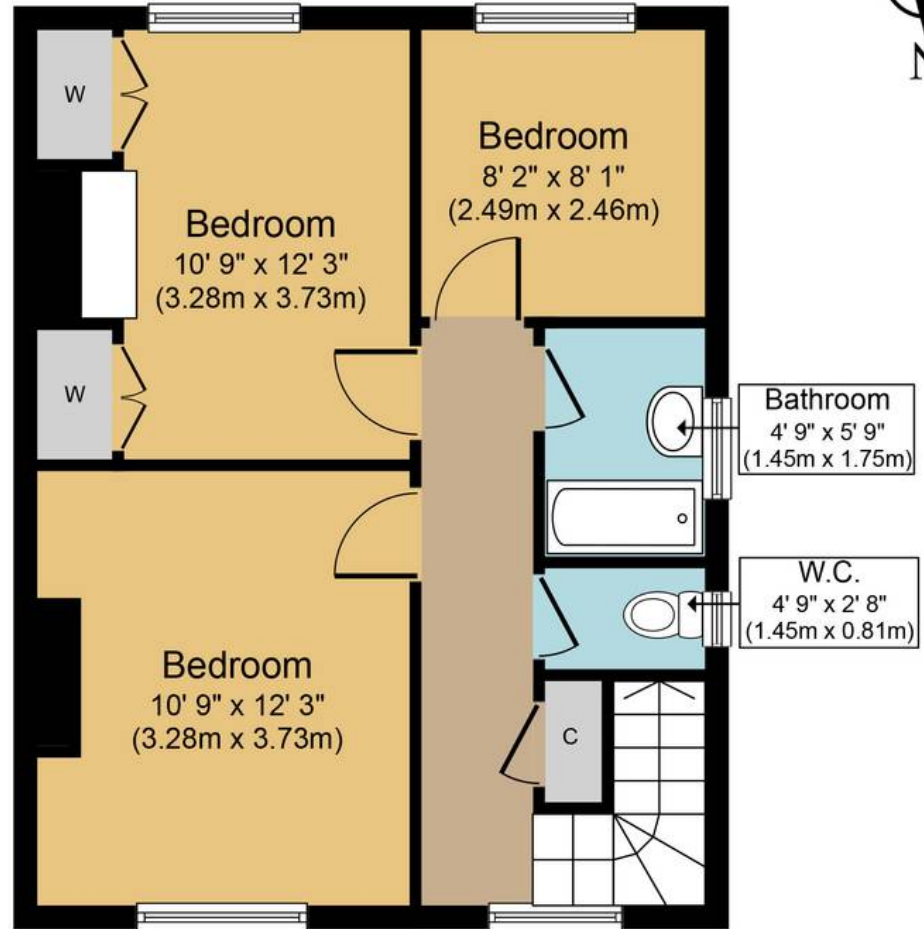
Tenure: Freehold







**Ground Floor**  
Approximate Floor Area  
505 sq. ft.  
(47.0 sq. m.)



**First Floor**  
Approximate Floor Area  
462 sq. ft.  
(43.0 sq. m.)



**Beaufort Road, RH2**

**Approx. Gross Internal Floor Area 968 sq. ft. (90.0 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. 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.