



# 16 Upper West Street, Reigate

Reigate

Guide Price **£475,000**



# 16 Upper West Street

Reigate, Reigate

Nestled in a prime location, just moments away from Reigate town centre and a short stroll to the train station, this charming 2-bedroom terraced character house offers the perfect blend of convenience and comfort. Boasting a well-maintained interior, this property is presented in good order throughout, making it an ideal home for those seeking a move-in ready residence. The private patio garden at the rear of the property provides a tranquil outdoor retreat, perfect for relaxing or entertaining guests in the fresh air.

With a small patio garden offering a delightful outdoor space, this property is a rare gem in the heart of Reigate. This property presents a unique opportunity to own a characterful home with the added bonus of a private outdoor sanctuary, setting it apart as a must-see for those seeking both comfort and convenience.

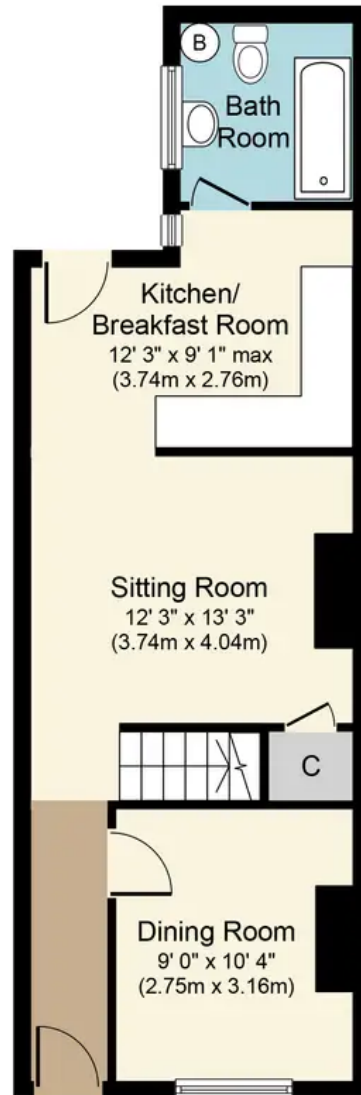
Council Tax band: C

Tenure: Freehold

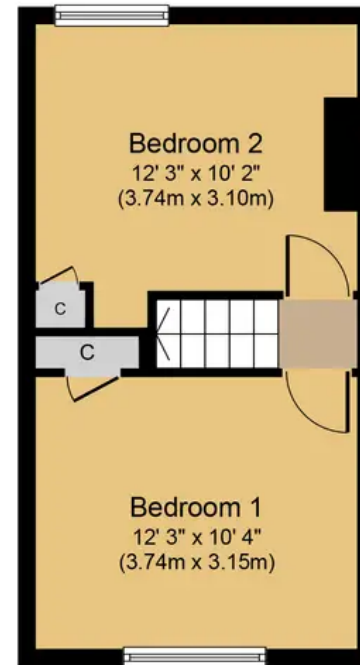
- 2 bedroom terraced character house
- Great location just a stones throw from Reigate town centre and 5-7 minutes walk to the train station
- Presented in good order throughout
- Private patio garden to the rear







**Ground Floor**  
**Approximate Floor Area**  
**440 sq. ft.**  
**(40.9 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**301 sq. ft.**  
**(28.0 sq. m.)**



**Upper West Street, RH2**  
**Approx. Gross Internal Floor Area 742 sq. ft. (69.0 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.