



**39a Stuart Road, Reigate**

Reigate

Guide Price **£450,000**



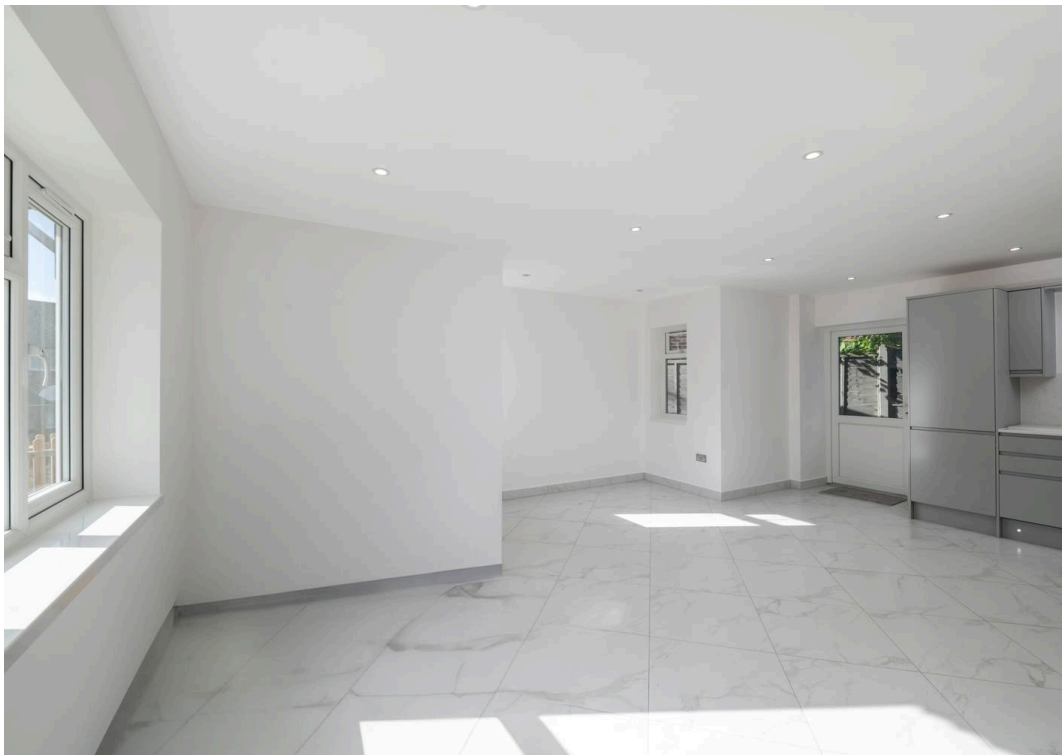
## 39a Stuart Road

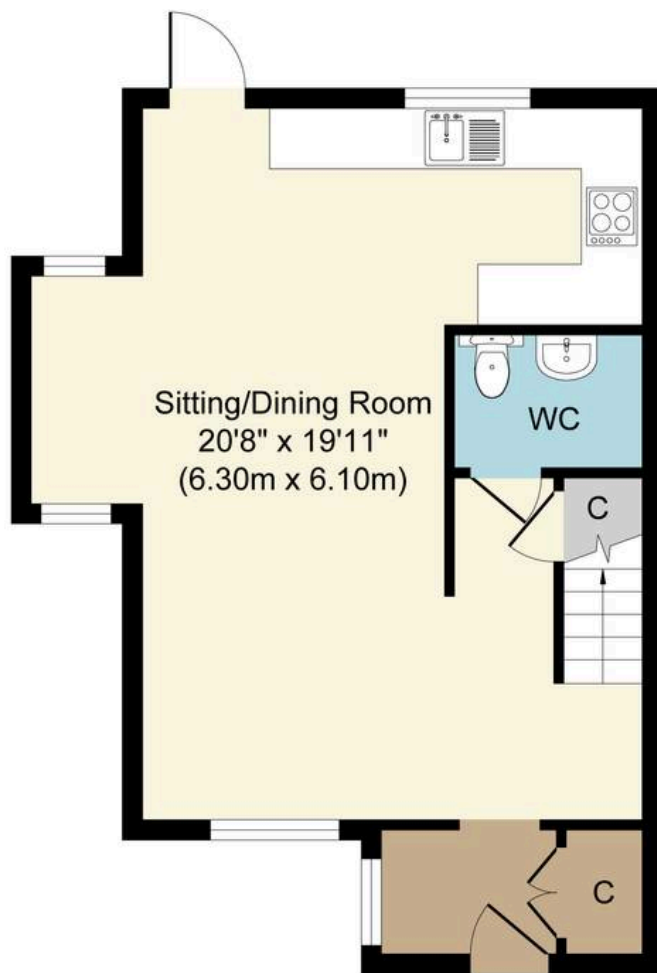
Nestled in a tranquil residential area, this beautiful two-bedroom new build end of terrace house offers a perfect blend of modern design and functionality. The property boasts a spacious triple aspect lounge/diner, providing an abundance of natural light and a welcoming ambience. A sleek and contemporary kitchen complements the living space, creating an ideal area for entertaining guests or relaxing in comfort. Upstairs, two spacious double bedrooms feature fitted wardrobes for ample storage, while a first-floor family bathroom and convenient ground floor WC/utility room cater to practical living needs. The property is further enhanced by an entrance porch leading through to a stunning reception area with a tiled floor, offering a warm and inviting atmosphere for residents and visitors alike. A small private courtyard garden to the rear and a landscaped front garden provide outdoor spaces for peaceful retreats, while off-road parking adds convenience for homeowners. With the added benefit of no onward chain, this property presents an excellent opportunity for those seeking a contemporary and hassle-free lifestyle.

Step outside and discover the charming courtyard-style rear garden, a harmonious extension of the indoor living space designed for relaxation and al fresco dining. This private outdoor sanctuary offers a tranquil escape from the hustle and bustle of every-day life, perfect for enjoying sunny days or hosting intimate gatherings with loved ones. The low-maintenance landscaping ensures easy upkeep, allowing residents to fully appreciate the serenity of their surroundings. Additionally, the property is covered by a build insurance warranty from Advantage, providing peace of mind for discerning buyers looking for a secure investment. Whether you desire a peaceful retreat or a stylish entertaining space, this property's outdoor amenities cater to a variety of lifestyles. Council Tax band: D Tenure: Freehold

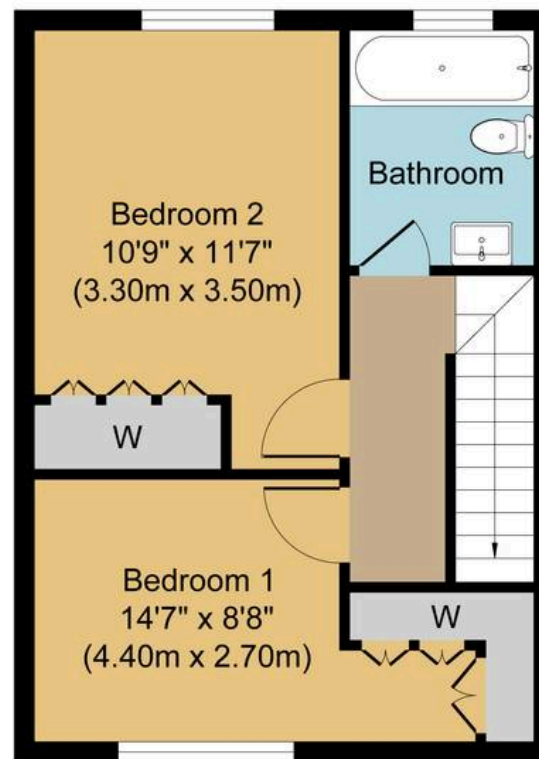
- Beautiful Two Bedroom New Build End Of Terrace
- Triple Aspect Lounge/Diner







**Ground Floor**  
**Approximate Floor Area**  
**453 sq. ft**  
**(42.12 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**388 sq. ft**  
**(36.02 sq. m)**



**Stuart Road, RH2**

**Approx. Gross Internal Floor Area 841 sq. ft. (78.14 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.

