



25 Sandhills Road.

Reigate

Guide Price £950,000

 halliwell
marks

25 Sandhills Road

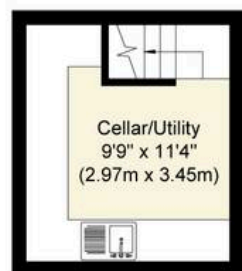
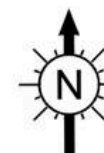
This four bedroom semi-detached house is a true gem, exuding charm and character in every corner. Situated in a peaceful cul-de-sac, this lovely 1930's property boasts approximately 1900 sq ft of well-maintained living space, comprising three reception rooms, four bedrooms and two bathrooms. Featuring a prime location, it is just a leisurely 3-5 minute stroll to Priory Park and a short 5-7 minute walk to the vibrant Reigate town centre. Furthermore, this property is located in the coveted catchment area for Priory and Reigate schools, making it perfect for families seeking quality education for their children. The landscaped rear garden is a true oasis, complete with a charming patio and a delightful gazebo featuring a retractable roof. Additionally, off-street parking for up to three cars is available at the front of the property, ensuring both comfort and convenience for homeowners.

Council Tax band: E

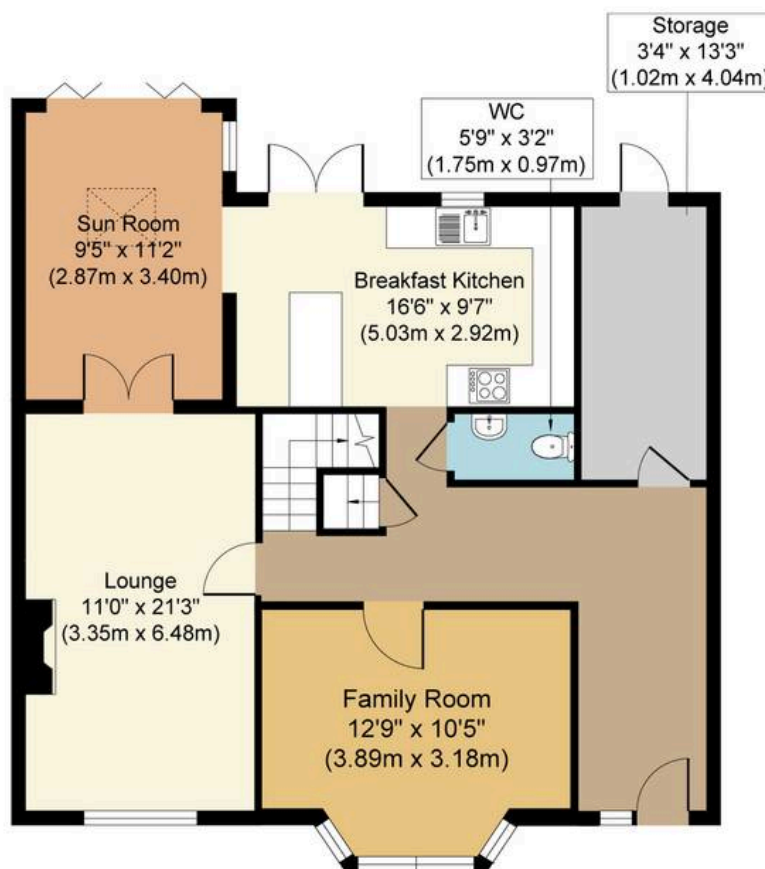
Tenure: Freehold



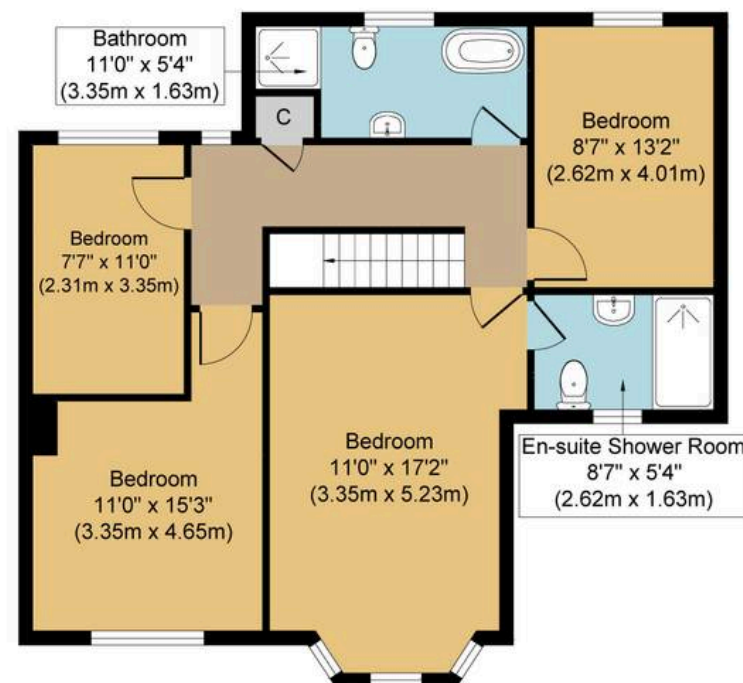




Cellar
Approximate Floor Area
111 sq. ft
(10.31 sq. m)



Ground Floor
Approximate Floor Area
997 sq. ft
(92.62 sq. m)



First Floor
Approximate Floor Area
786 sq. ft
(73.02 sq. m)

Sandshills Road, RH2

Approx. Gross Internal Floor Area 1,894 sq. ft / 175.95 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.

Copyright Property Portraits | www.propertyportraits.co.uk

