



**69 Hitchings Way**  
Reigate

Guide Price **£400,000**

**hm** halliwell  
marks



## 69 Hitchings Way

Boasting an excellent opportunity for those seeking a property to renovate and create a beautifully modern family home, this semi-detached house offers two/three bedrooms and ample scope for further extension and improvement. The property features an extended layout to the rear, providing versatility and potential to customise the home to suit individual needs and preferences, transforming it into a dream living space with ease. Nestled in a sought-after location, this charming residence also benefits from off-road parking and a generously sized rear garden, providing an ideal backdrop for outdoor activities and entertaining in the warmer months.

Ideal for families and professionals alike, with its close proximity to highly regarded local schools such as Holmesdale Infant School, Reigate Priory Junior School, and Reigate Grammar School, this residence ensures access to quality education. Additionally, the convenience of Reigate Train Station nearby offering access to London Victoria and London Bridge, providing swift and easy commutes for daily travel. For drivers, the close proximity to the M25 facilitates efficient journeys by car. Embracing a blend of town and country living, the property's locale offers residents the best of both worlds, with idyllic country walks right on the doorstep and easy access to Reigate Hill for enjoying the great outdoors. This property presents a rare opportunity to create a bespoke family home in a desirable location.

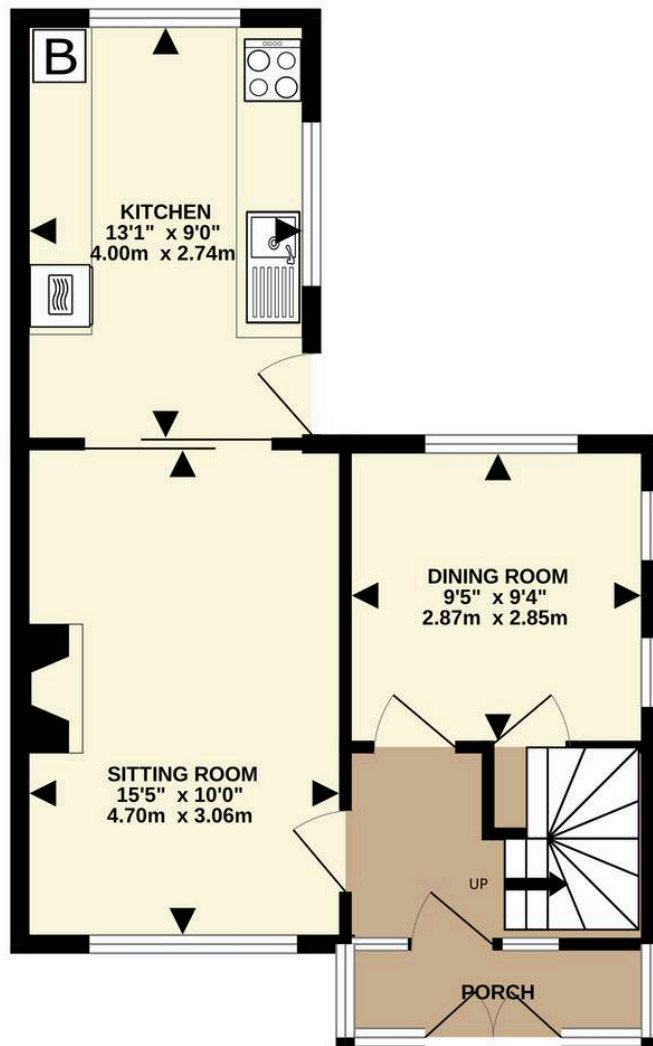
Council Tax band: D

Tenure: Freehold

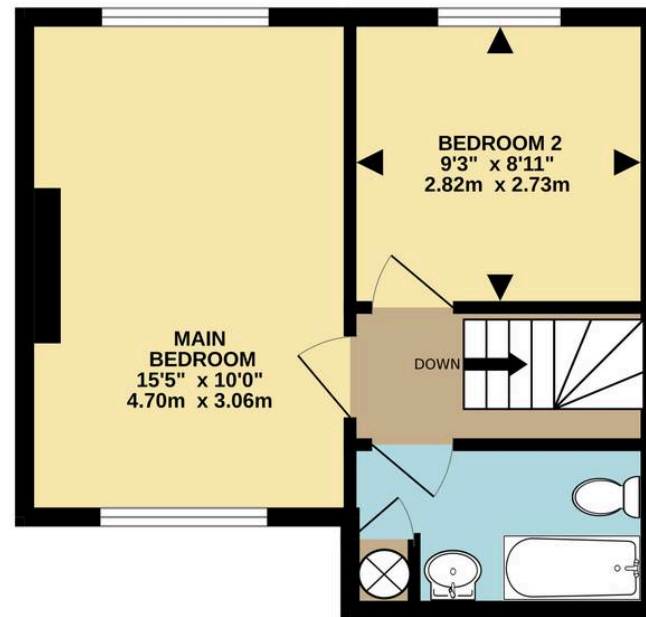








GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR  
320 sq.ft. (29.7 sq.m.) approx.

TOTAL FLOOR AREA : 758 sq.ft. (70.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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