



9 Sandhills Road

Reigate

Guide Price £800,000



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Nestled on a highly sought-after road, this stunning three bedroom detached house presents itself as a beautiful family home. Boasting a modern kitchen with built-in appliances, two reception rooms, and a conservatory bathing in natural light, this property offers ample living space for a growing family. The interior is tastefully designed with a modern bathroom featuring a shower cubicle, while the potential to extend both to the rear and into the loft (subject to planning permission) offers scope for further customisation. The property also benefits from off-road parking, ensuring convenience for residents and guests alike. Additionally, the almost certain catchment for Priory and Reigate schools further adds to the appeal of this residence, making it an ideal choice for families seeking quality education for their children.

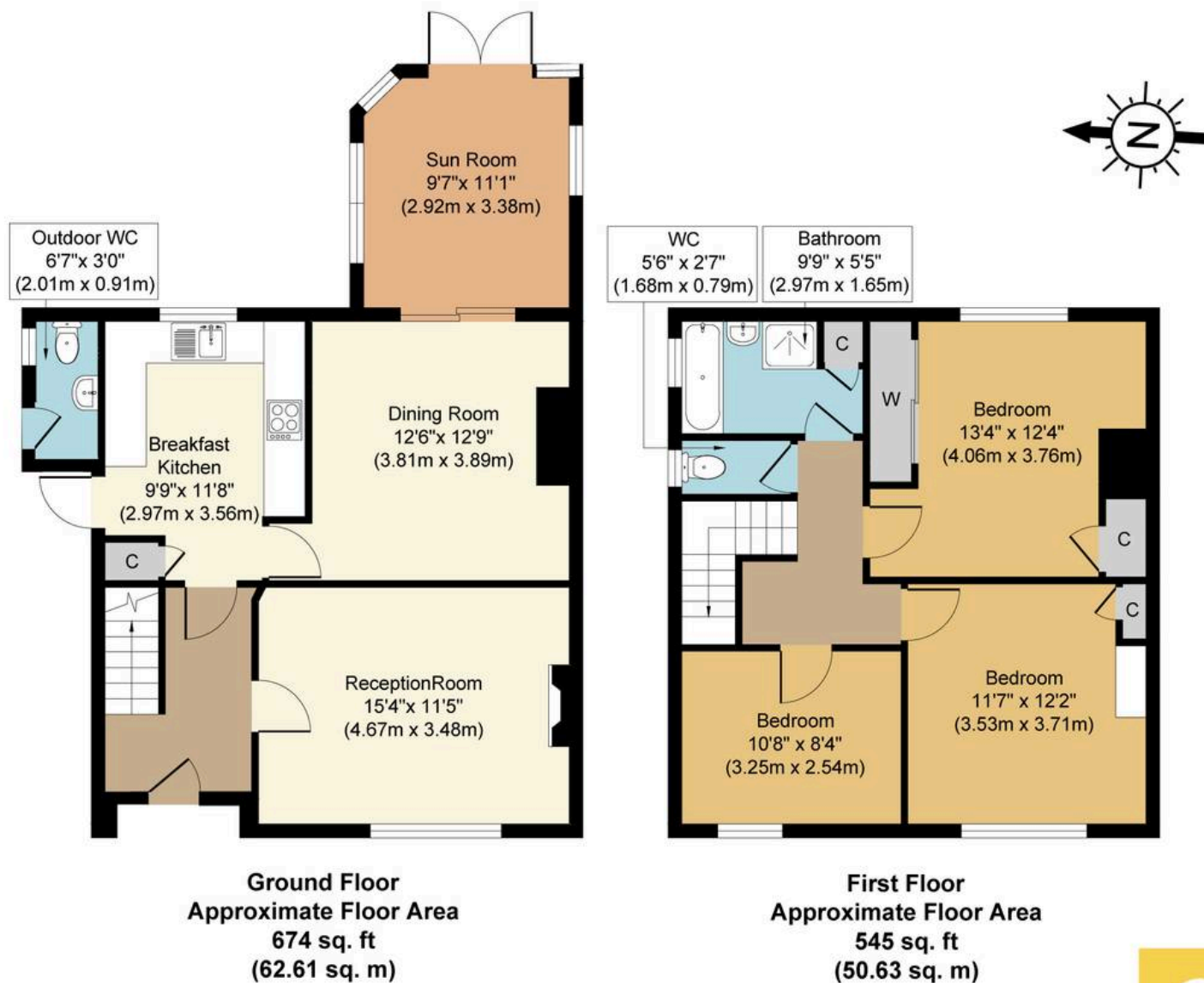
Stepping outside, the property reveals a beautifully landscaped rear garden, providing a tranquil retreat for relaxation and entertainment. The garden is thoughtfully designed, featuring a gardener's toilet for added convenience. The outdoor space offers a perfect setting for al fresco dining or enjoying the fresh air in the company of friends and family. With lush greenery and well-maintained grounds, the garden complements the house's charm and provides a peaceful oasis in which to unwind after a long day. This property truly embodies the perfect blend of indoor comfort and outdoor serenity, offering a rare opportunity to own a family home in a desirable location with fantastic potential for future growth and personalisation.

Council Tax band: F

Tenure: Freehold







Sandhills Road, RH2
Approx. Gross Internal Floor Area 1219 sq. ft / 113.24 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.

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