



12 Grosvenor Mews Prices Lane.

Reigate

Guide Price £600,000



12 Grosvenor Mews Prices Lane

Nestled in a sought-after residential area, this beautifully extended, three-bedroom terraced townhouse offers a perfect blend of modern comfort and convenient location. This stunning property boasts a thoughtful layout that caters to both relaxation and entertainment needs, making it a desirable home for families and professionals alike.

Upon entering the property, you are greeted by a welcoming hallway that leads you to the ground floor cloakroom/wc and access to the garage which is currently divided into a work area within the garage. The ground floor also features a spacious open-plan kitchen family room, creating a central hub for daily activities and social gatherings. The modern kitchen is equipped with sleek cabinetry, integrated appliances, and ample countertop space, perfect for culinary enthusiasts. Ascend to the first floor, where you will discover a generously sized lounge that offers a tranquil retreat for unwinding after a long day. The master bedroom, complete with an en-suite bathroom, provides a luxurious sanctuary for relaxation and rejuvenation. Two additional well-appointed bedrooms and a family bathroom complete the upper levels, ensuring ample space for family members or guests.

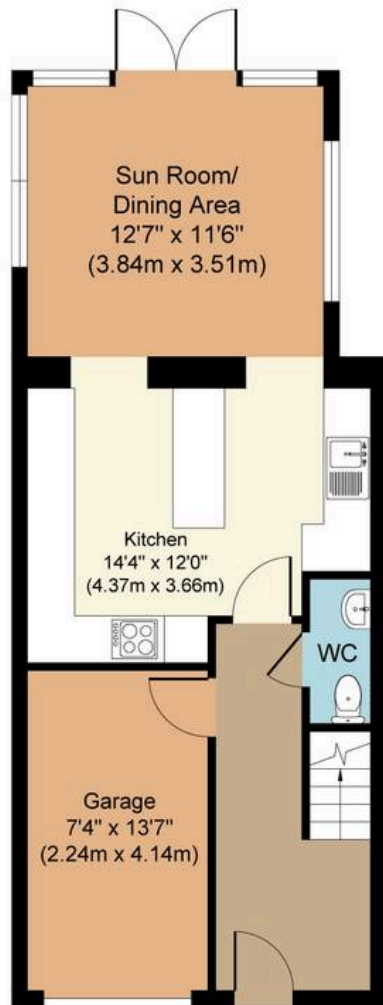
Step outside to the well-maintained rear garden, a private oasis ideal for outdoor dining, gardening, or simply basking in the sun. The property also benefits from a garage and off-road parking, providing convenient storage and secure parking solutions. Centrally located, this townhouse offers easy access to a wealth of amenities and attractions. Surrounding the property are convenience shops, eateries, and reputable schools, all within walking distance, making daily errands and school runs a breeze. A short stroll or drive will take you to Reigate High Street, a vibrant hub bursting with unique shops, charming cafes, and diverse dining options, perfect for leisurely shopping and dining experiences.

Tenure: Freehold

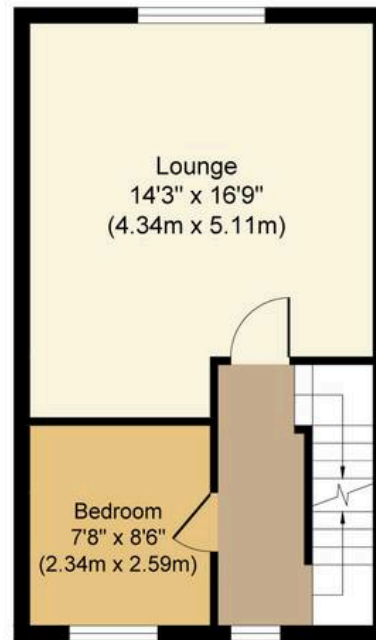
- Beautifully Extended, Three Bedroom Townhouse
- Large First Floor Lounge



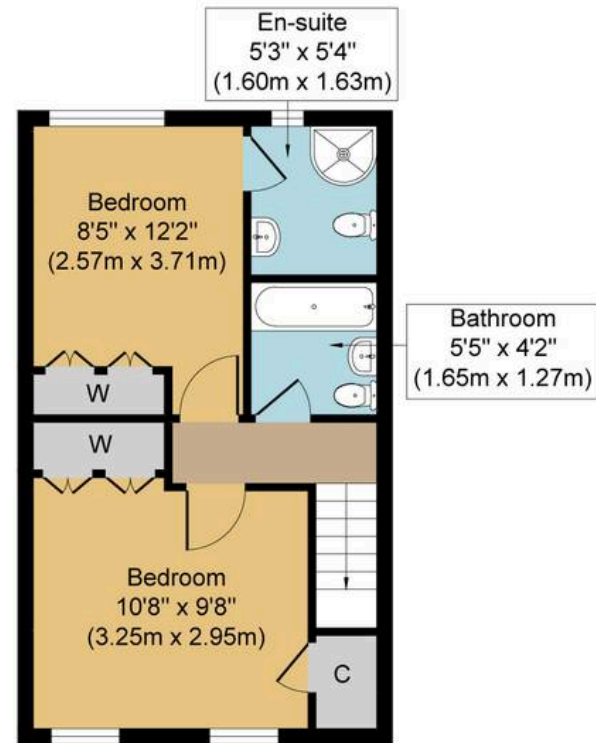




Ground Floor
Approximate Floor Area
535 sq. ft
(49.70 sq. m)



First Floor
Approximate Floor Area
373 sq. ft
(34.65 sq. m)



Second Floor
Approximate Floor Area
373 sq. ft
(34.65 sq. m)

Grosvenor Mews, RH2
Approx. Gross Internal Floor Area 1281 sq. ft / 119.00 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.