



**7 Sycamore Walk.**  
Reigate

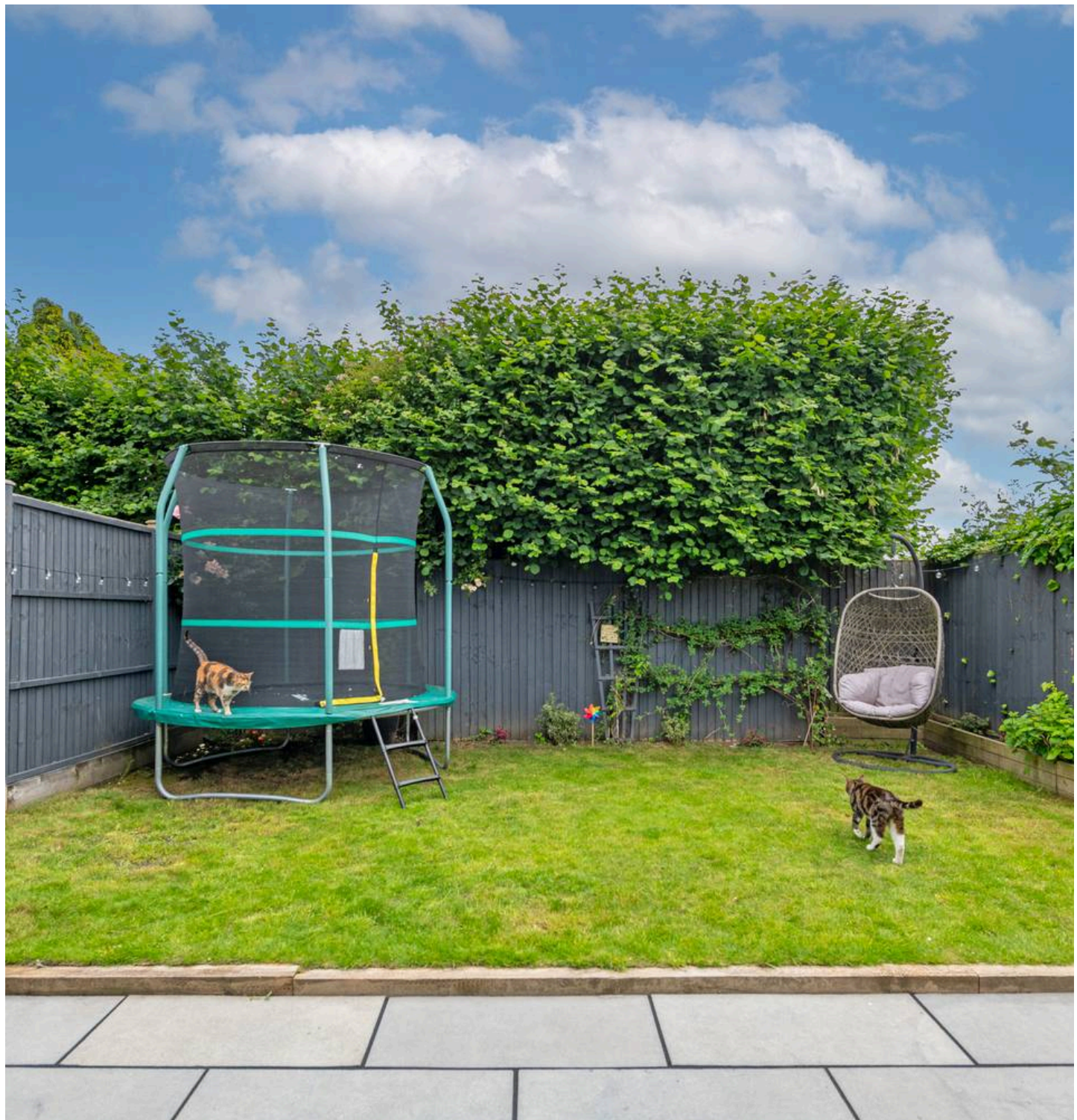
Guide Price **£675,000**





Located in a tranquil cul-de-sac, this beautifully presented four-bedroom semi-detached townhouse is a true gem in the heart of a sought-after area. Built in 2019, this home offers a perfect blend of modern design and comfort for a growing family. Upon entering the property, you are greeted by a sense of space and light, starting with the stunning kitchen/dining area. The sleek charcoal, shaker style units and white quartz worktops create a contemporary feel while offering ample storage and workspace. Bi-fold doors lead out to the sunny east-facing garden, seamlessly blending indoor and outdoor living. The separate lounge with a bay window provides a cosy retreat for relaxation or entertaining guests. Three bedrooms and a family bathroom are located on the first floor, each exuding charm and comfort. The master bedroom on the second floor boasts an en-suite bathroom and built-in wardrobes, providing a private sanctuary for the homeowner. For convenience, the property offers off-road parking for two cars, ensuring easy access for residents and guests alike. Situated close to Reigate School and a selection of local amenities including shops, a Co-op, and various takeaways, this home offers a perfect balance of tranquillity and convenience. Nature enthusiasts will appreciate the proximity to Woodhatch Park and Earlswood Lakes, both within a 10-minute walk. Enjoy a leisurely stroll around the lakes or relax at the nearby café, immersing yourself in the beauty of the surrounding area. Additionally, Priory Park and Reigate town centre are approximately a 20-minute walk away, providing a plethora of dining, shopping, and recreational options for residents. The rear garden offers a peaceful oasis, not overlooked by neighbouring properties. A lovely sunny patio and ample lawn space create a perfect setting for outdoor gatherings or quiet moments of relaxation. Whether it's enjoying a morning coffee or hosting a summer barbeque, this space is sure to be a favourite feature of the property. Council Tax band: D. Tenure: Freehold

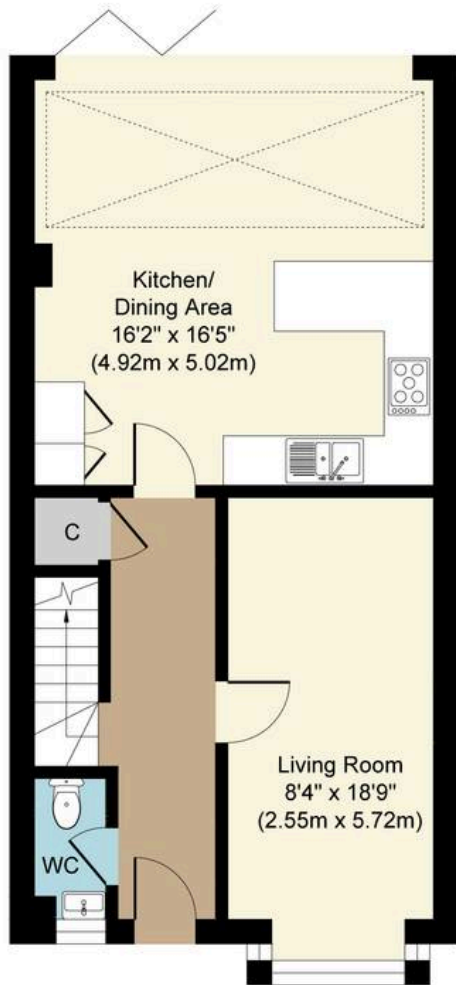
- Beautifully Presented Four Bedroom Semi-detached Townhouse Built In 2019
- Stunning Kitchen / Dining Area With Bi-folds To The



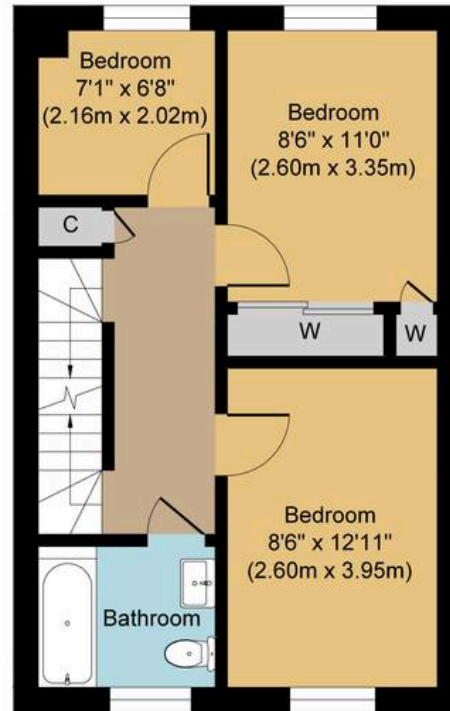




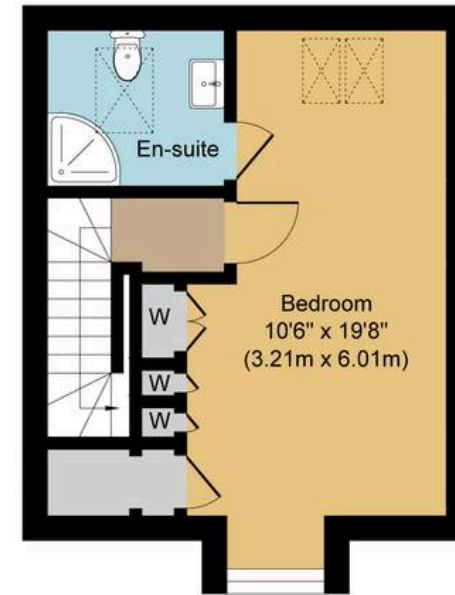




**Ground Floor**  
Approximate Floor Area  
559 sq. ft  
(51.90 sq. m)



**First Floor**  
Approximate Floor Area  
430 sq. ft  
(39.96 sq. m)



**Second Floor**  
Approximate Floor Area  
325 sq. ft  
(30.32 sq. m)



**Sycamore Walk, RH2**  
**Approx. Gross Internal Floor Area 1314 sq. ft / 122.18 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.