



Kinnersley Walk, Reigate

In Excess of **£385,000**



**MANSELL
McTAGGART**
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Kinnersley Walk, Reigate

A well-designed and spacious four-bedroom end-of-terrace family home situated in a cul-de-sac location in need of updating and modernisation throughout.

As you approach the property, a footpath leads to the front door, flanked by a lawn area and a side access to the rear garden. The entrance hall is of a good size with plenty of space for shoes and coats. The cloakroom has a frosted window to the front, WC wash hand basin, and is partly tiled. The living/dining room is light and airy, with plenty of space for a two- or three-seater sofa, as well as freestanding furniture if needed. The dining area has ample space for an eight-seating table with patio doors overlooking the rear garden. The kitchen is also situated to the rear, featuring a range of wall and base units, a sink unit, a roll-top work surface over, a gas hob and electric oven, plumbing, and space for a washing machine and a fridge/freezer.

Stairs from the entrance hall lead to the first floor landing, where there is loft access and an airing cupboard. There are three spacious double bedrooms with ample space for a king-size bed and additional furniture and a further single bedroom. The shower room features a shower cubicle, wash basin, WC, heated towel rail, and a frosted window to the rear.

The rear garden is mainly laid to patio and lawn, the whole area enclosed by wooden panel fencing.



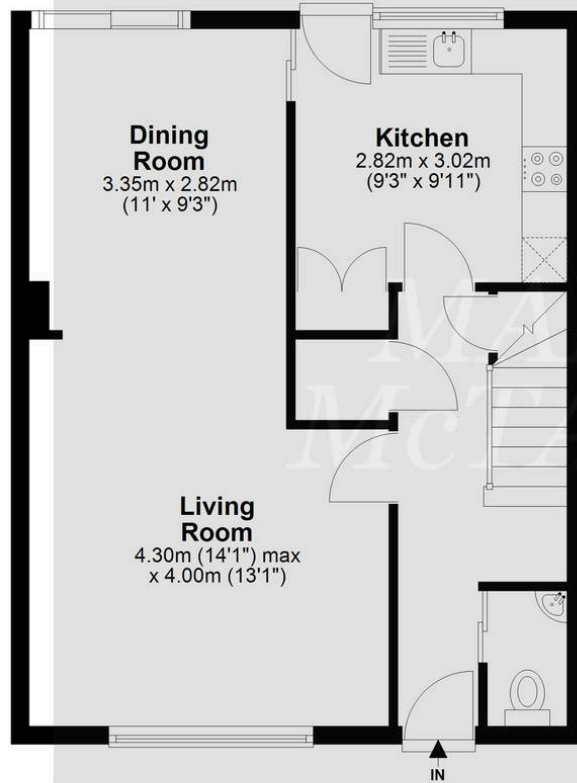
Kinnersley Walk, Reigate

- A spacious and well-designed four-bedroom end-of-terrace family home
- Situated in a quiet cul-de-sac location, the property needs updating and modernisation
- Entrance- Cloakroom- Double aspect living/dining room
- Fitted kitchen
- Three double bedrooms further single bedroom and family shower room
- Communal parking- Private rear Garden
- No chain
- Council Tax Band 'D' and EPC 'C'



Ground Floor

Approx. 46.2 sq. metres (497.4 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.9 sq. feet)



Total area: approx. 92.6 sq. metres (996.3 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer. Plan produced using PlanUp.

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