Prices Lane, Reigate

Guide Price £625,000 - £650,000

MANSELL McTAGGART
Trusted since 1947

- Three well proportioned bedrooms
- Complete onward chain
- Garage and driveway parking for multiple vehicles
- Large private rear garden
- Barbeque area
- Rear extension creating a superb open plan kitchen/diner
- Huge potential for extension (STPP)
- Remodelled downstairs accommodation, now with cloakroom and utility room
- Close proximity to Reigate, Reigate school, shops and amenities
- Council Tax Band 'D' and EPC 'tbc'

A well presented and extended 3 bedroom Semi-detached family home, boasting superb potential for further extension (STPP), located within close proximity of Reigate school, local parks, shops and amenities.

Upon approach to the property, there is a large driveway with ample parking, garage with electric roller door and a tasteful original arched door to the property. Entering, there is a spacious hallway with access to the living room, cloakroom and stairs to first floor. The cloakroom is a good size with a modern w/c, wash hand basin and window to side. The living room is set to a large L-shaped kitchen/diner/living room where it has been extended and remodelled. The living space, is a good size, with ample room for multiple family sofas and freestanding furniture. There is also a lovely bay window to front and feature fireplace.

The kitchen/dining room is a bright and airy space, with vaulted ceilings with modern wall and base units, fitted appliances, Rangemaster oven and space for an 8+ person table. There are also doors to the utility room and bi-folding doors to the garden.

Heading upstairs, there is a spacious landing with side window allowing in light, which gives access to all 3 bedrooms, remodelled family bathroom and loft, which is a common conversion in the area (STPP). All bedrooms are good sizes, with bedrooms 1 and 2 being comfortable king size rooms, and bedroom 3 a single room. The shower room is finished to a modern style, with a walk-in shower, w/c and wash hand basin.

Outside to rear, is a good sized garden. It is mainly laid to lawn with a host of mature fruit trees, grape vines and flower beds. There is also a greenhouse, a slate seating area and a patio abutting the property. Here there is also a wooden barbeque area, side access and door to garage.

Mansell McTaggart Horley

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