



Woodcrest Walk, Reigate RH2 0JL



welcome to

Woodcrest Walk, Reigate

Set in a cul-de-sac location a short walk to Wray Common with amazing views is this three bedroom home ideal for first time buyers and young families. The house is ideally placed for amenities of Reigate town centre with its comprehensive range of shops, restaurants and cafes, station and excellent schools including St Bede's and Wray Common. Redhill station is just over a mile for direct trains to London Victoria, London Bridge and London St Pancras. Gatwick Airport is only 8 miles away not forgetting the easy reach of Junction 8 of the M25.

'The Light' development in Redhill has brought a six-screen premium cinema offering a wide choice of films and events, a nine-lane bowling alley, mini golf, adventure climbing, a retro arcade, a diner and bar.

The home floods with natural light. On the ground floor benefits from entrance hallway, open plan sitting/dining area with feature fire leading to dining area and kitchen. From the dining room you have patio doors out onto the rear south facing garden which offers a large patio area and gated access.

On the first floor you have two double bedrooms, single room and family bathroom. The loft is boarded and has a window so can be used as a office area.

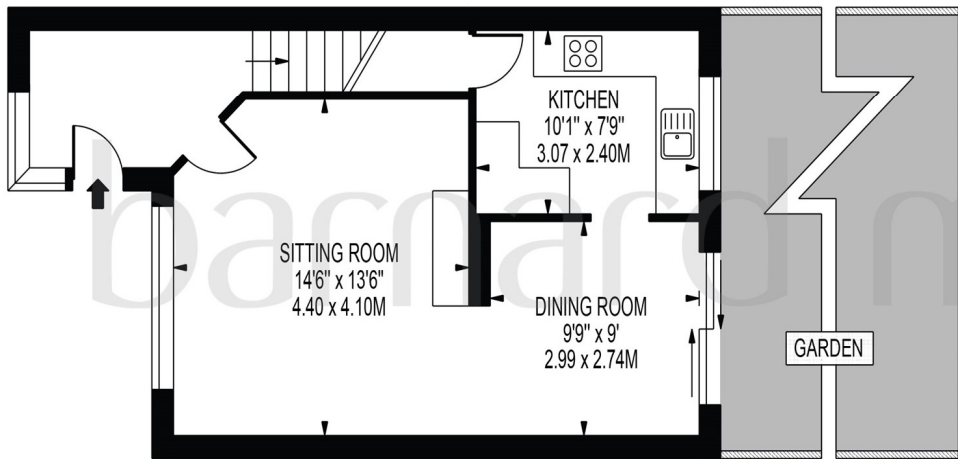
The property has scope to extend and some have in the area subject to planning.

The rear garden has a patio area leading to laid lawn. The patio is a perfect spot for the summer months and warm weather to sit out with the family or friends!

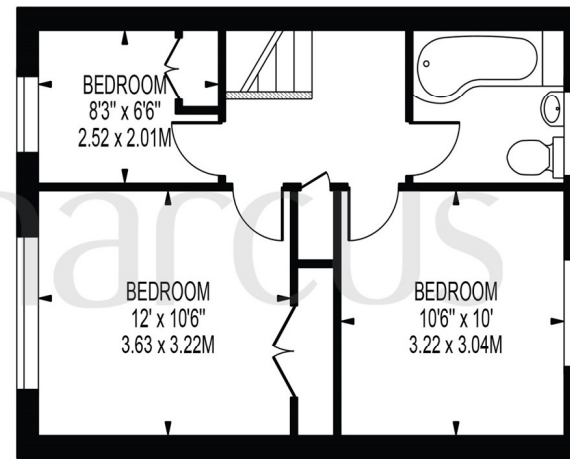


WOODCREST WALK

APPROXIMATE GROSS INTERNAL FLOOR AREA: 872 SQ FT - 80.98 SQ M



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Woodcrest Walk, Reigate

- Three bedrooms
- Close to St Bede's and Wray common Schools
- Close to Reigate town centre
- Amazing views
- South facing garden

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers over
£435,000



view this property online barnardmarcus.co.uk/Property/RDH103700



Property Ref:
RDH103700 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



01737 769062



redhill@barnardmarcus.co.uk



27 Station Road, REDHILL, Surrey, RH1 1QH



barnardmarcus.co.uk

Awaiting Photograph

Please note the marker reflects the
postcode not the actual property