



10 BEEHIVE WAY, REIGATE, SURREY, RH2 8DY
GUIDE PRICE £800,000 - £825,000
FREEHOLD

**** PRICE GUIDE £800,000 - £825,000 ****

**** PRICED TO SELL - SUPERB OPPORTUNITY - NOT TO BE MISSED ****

Located in a tucked away cul de sac, and within easy reach of local shops and schools, this four bedroom detached house would make a superb family home.

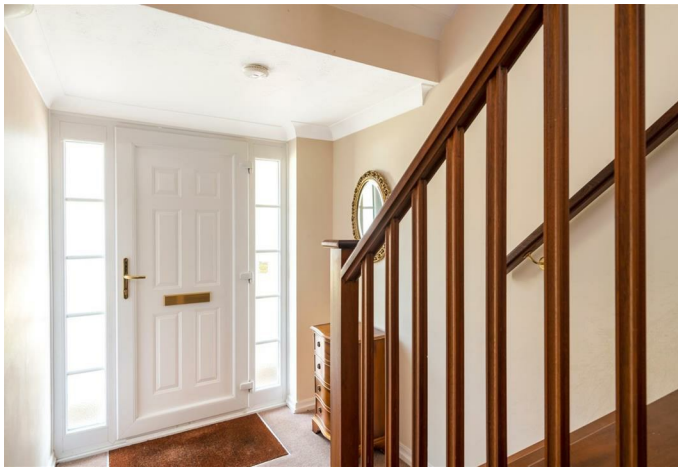
On the ground floor you have an entrance hall and cloakroom, a spacious kitchen with a side access door, a generous lounge with a large rear bay and a separate dining room with double doors to the west facing garden. On the first floor there is a landing with loft access, an airing cupboard and a family bathroom. There are four good size bedrooms, all with built in wardrobes, with the largest benefiting from an en-suite shower room.

Outside you have a driveway to the front that will accommodate several cars, and there is a superb integral double garage with power and light. A gated side access that leads through to the well maintained westerly aspect garden that extends to around 35 feet deep and around 40 feet in width, with both lawn and patio areas.

Nearby there are three parades of local shops, which include two Co-ops, a family butchers, bakers, chemist and petrol station. You are also within easy reach of highly regarded schools and only a mile from the stunning Priory Park, which is adjacent to the historic town centre of Reigate.

- **DETACHED HOME**
- **FOUR DOUBLE BEDROOMS**
- **WEST FACING GARDEN**
- **CUL DE SAC**
- **COUNCIL TAX BAND: F**
- **NO CHAIN**
- **BATHROOM & ENSUITE**
- **DOUBLE GARAGE**
- **CLOSE TO SHOPS**
- **EPC RATING: D**





ROOM DIMENSIONS:

ENTRANCE HALL

17'6 x 6'0 (5.33m x 1.83m)

CLOAKROOM

9'5 x 3'4 (2.87m x 1.02m)

LOUNGE

14'4 x 14'0 (4.37m x 4.27m)

DINING ROOM

12'5 x 9'11 (3.78m x 3.02m)

KITCHEN

15'3 x 8'2 (4.65m x 2.49m)

FIRST FLOOR LANDING

BEDROOM ONE

11'11 x 10'7 (3.63m x 3.23m)

ENSUITE SHOWER ROOM

7'2 x 6'2 (2.18m x 1.88m)

BEDROOM TWO

11'5 x 10'2 (3.48m x 3.10m)

BEDROOM THREE

11'1 x 10'0 (3.38m x 3.05m)

BEDROOM FOUR

9'8 x 9'6 (2.95m x 2.90m)

FAMILY BATHROOM

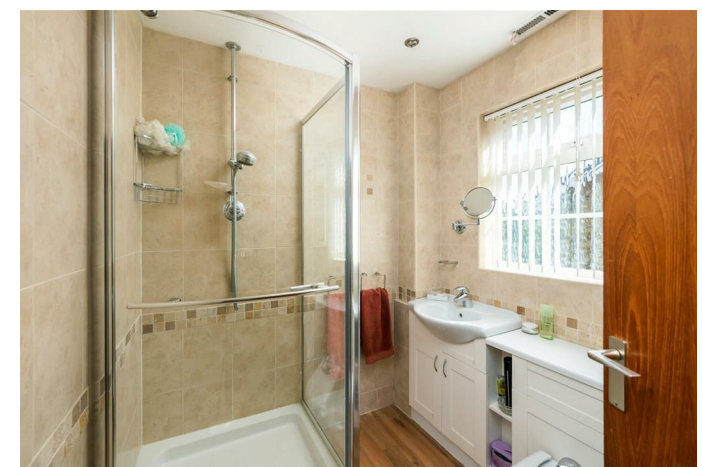
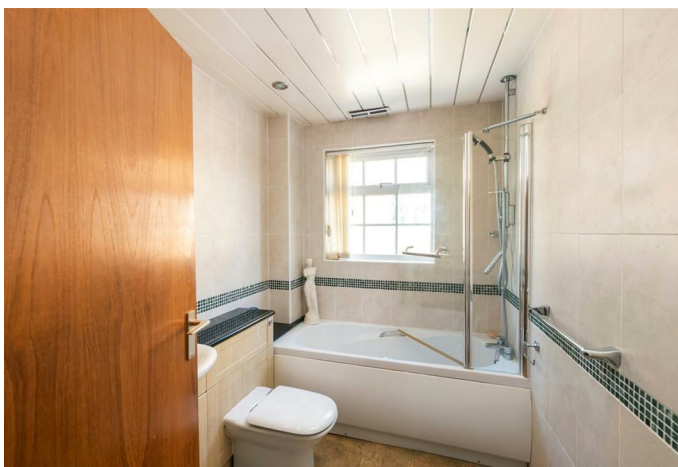
7'9 x 6'2 (2.36m x 1.88m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

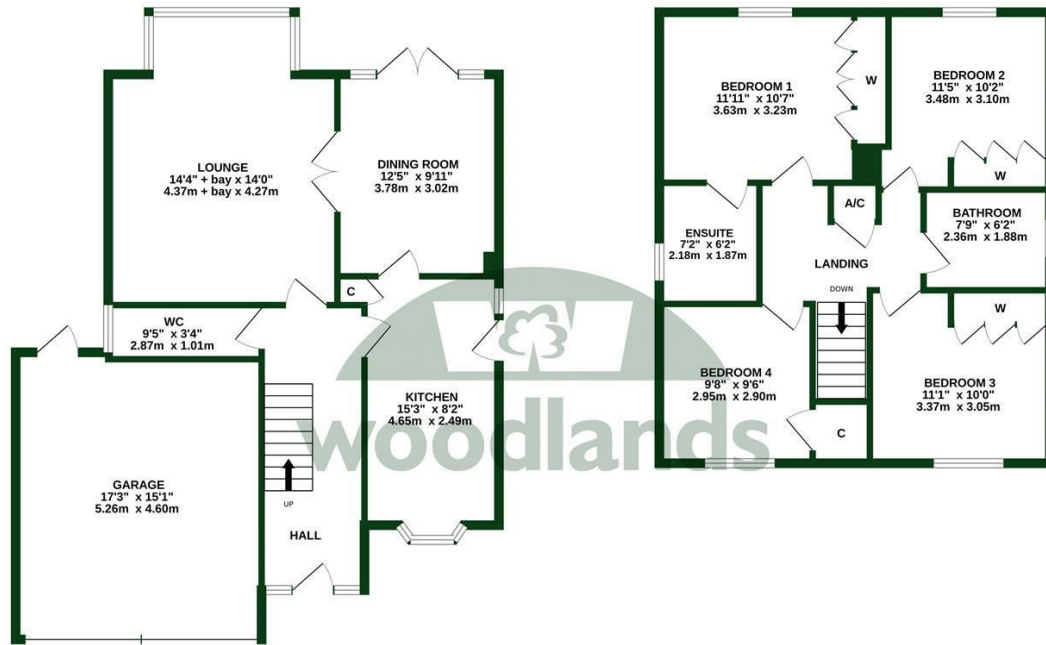
INTEGRAL DOUBLE GARAGE

OFF ROAD PARKING FOR FOUR CARS



GROUND FLOOR
891 sq.ft. (82.8 sq.m.) approx.

1ST FLOOR
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA - 1551 sq.ft. (144.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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