



135 HITCHINGS WAY, REIGATE, SURREY, RH2 8EP

**£625,000
FREEHOLD**

***** SEMI DETACHED FAMILY HOME WITH A WELL ESTABLISHED GARDEN, OFF ROAD PARKING AND A HOME OFFICE, LOCATED CLOSE TO SHOPS AND SCHOOLS *****

Built in the 1930s, this semi detached home benefits from being in a superb location within easy reach of highly regarded schools, local shops and the thriving market town centre of Reigate.

The house itself has an enclosed entrance porch which has a door to the entrance hall, there are stairs to the first floor with storage built in under the stairs and a utility cupboard. You have a living room to the front with a double glazed bay window, to the rear you have a fitted kitchen which has direct access to the rear, and there is a separate dining room which has double doors to a large conservatory that overlooks the garden.

On the first floor there is a landing with a double glazed window to the side, you have two double bedrooms, both of which have fitted wardrobes, there is a single bedroom and a bathroom with a separate WC. On the top floor there is another double bedroom that has extensive eaves storage and a double glazed window to the rear that offers superb views over the garden and up towards Priory Park.

Outside there is off road parking to the front with a low walled boundary and the addition of a shared drive that leads to a side access gate. At the rear you have a wonderful 200ft garden which is mature and well established therefore requiring minimal upkeep. The garden comprises an extensive lawn area, a pergola with a decked seating area off the conservatory and a timber shed. The detached garage has been converted into a 7'9"x 6'9" store room and an additional store area with a dual aspect home office that has a door directly onto the garden and has power, light and broadband connected.

Nearby there is a parade of local shops, which include a family butchers, bakers and a Co-op, all within half a mile, and Reigate town centre, with its excellent selection of shops and restaurants, can be found only 1.25 miles away.

- **POPULAR LOCATION**
- **LOUNGE & DINING ROOM**
- **BATHROOM & WC**
- **OFF ROAD PARKING**
- **COUNCIL TAX BAND: E**
- **FOUR BEDROOMS**
- **KITCHEN & CONSERVATORY**
- **LARGE MATURE GARDEN**
- **CLOSE TO SHOPS & SCHOOLS**
- **EPC RATING: D**





ROOM DIMENSIONS:

ENTRANCE PORCH
7'10 x 2'1 (2.39m x 0.64m)

ENTRANCE HALL
15'7 x 6'9 (4.75m x 2.06m)

LOUNGE
13'9 x 11'10 (4.19m x 3.61m)

DINING ROOM
12'7 x 11'5 (3.84m x 3.48m)

KITCHEN
8'11 x 7'2 (2.72m x 2.18m)

CONSERVATORY
16'1 x 11'7 (4.90m x 3.53m)

FIRST FLOOR:

BEDROOM ONE
12'8 x 10'5 (3.86m x 3.18m)

BEDROOM TWO
11'7 x 11'6 (3.53m x 3.51m)

BEDROOM FOUR
7'10 x 7'2 (2.39m x 2.18m)

BATHROOM
8'0 x 5'4 (2.44m x 1.63m)

SEPARATE WC
5'2 x 2'9 (1.57m x 0.84m)

SECOND FLOOR:

BEDROOM THREE
16'7 x 9'7 (5.05m x 2.92m)

GAS CENTRAL HEATING

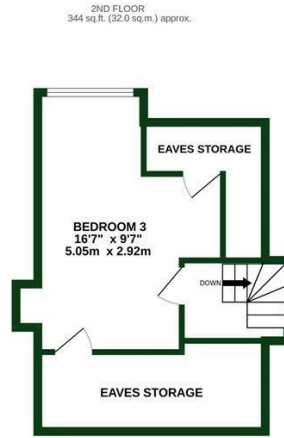
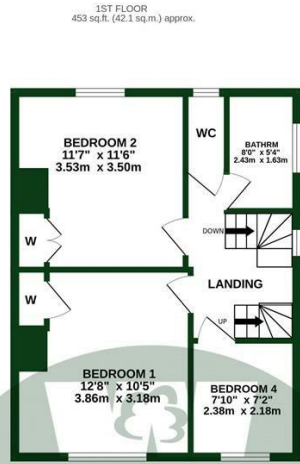
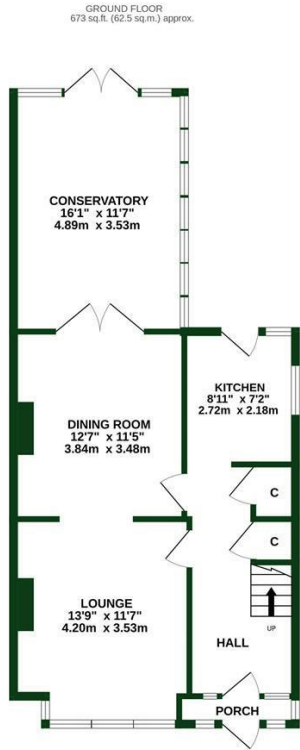
DOUBLE GLAZED WINDOWS

LARGE REAR GARDEN

GARDEN OFFICE
9'5 x 7'9 (2.87m x 2.36m)

TWO STORAGE ROOMS





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TOTAL FLOOR AREA: 1470 sq.ft. (136.6 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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