



43 ORCHARD WAY, REIGATE, SURREY, RH2 8DS

£475,000

FREEHOLD

***** SEMI DETACHED 1930'S BUILT HOUSE ON A CORNER PLOT WITH AMPLE PARKING AND A LARGE GARAGE *****

Situated in a quiet, treelined side street, close to local shops and a selection of schools, this semi detached family home is well proportioned and has a superb amount of parking.

Through the front door there is an entrance hall with storage under the stairs. To the front is a lounge with a large bay, then to the rear is a separate dining room and kitchen, both of which benefitting from garden access. On the first floor you have a landing with a double glazed window to the side and loft access. There are three bedrooms, and a large, dual aspect bathroom.

Outside you have a lawn garden with a low walled boundary to the front, in addition to a block paved driveway that will accommodate several cars and gives access to the oversized garage, which has an up and over door, windows front and rear, in addition to a pedestrian door to the garden.

To the rear there is a well maintained, 40ft garden, that has a decking area, planted borders and a lawn area.

Nearby there are a number of local shops, including a traditional butchers, a bakers, two Co-op's and a selection of food outlets. You also have bus routes connecting you to Reigate and Redhill town centres, in addition to be within a short walk of some excellent local schools.

- SEMI DETACHED
- CORNER PLOT
- LOUNGE & DINING ROOM
- THREE BEDROOMS
- LARGE GARAGE
- AMPLE PARKING
- 40FT GARDEN
- SCHOOLS NEARBY
- COUNCIL TAX BAND: D
- EPC RATING: TBC





ROOM DIMENSIONS:

ENTRANCE HALL
12'10 x 5'10 (3.91m x 1.78m)

LOUNGE
13'8 x 12'5 (4.17m x 3.78m)

DINING ROOM
11'6 x 11'0 (3.51m x 3.35m)

KITCHEN
7'10 x 7'8 (2.39m x 2.34m)

FIRST FLOOR

LANDING

BEDROOM ONE
12'10 x 12'2 (3.91m x 3.71m)

BEDROOM TWO
11'1 x 10'9 (3.38m x 3.28m)

BEDROOM THREE
9'10 x 7'4 (3.00m x 2.24m)

BATHROOM
8'6 x 7'9 (2.59m x 2.36m)

GAS CENTRAL HEATING

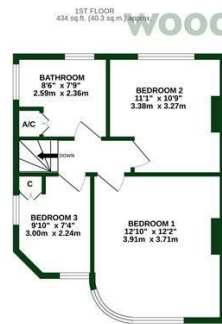
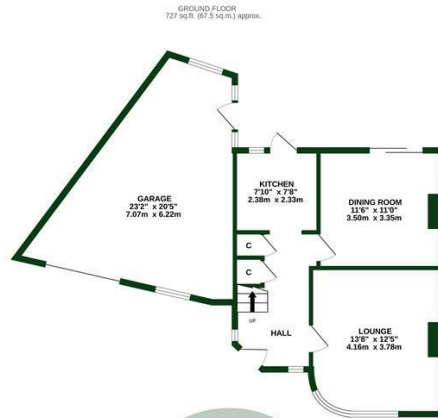
DOUBLE GLAZED WINDOWS

40FT GARDEN

GARAGE
23'2 x 20'6 (7.06m x 6.25m)

DRIVEWAY WITH AMPLE PARKING





TOTAL FLOOR AREA: 1161 sq ft. (107.8 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and all 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		79
(69-80) C		
(55-68) D	59	
(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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