



36 REEVE ROAD, REIGATE, SURREY, RH2 7PH

£450,000

FREEHOLD

***** THREE BEDROOM SEMI DETACHED HOUSE IN A CUL DE SAC LOCATION WITH PARKING AND A GARAGE *****

Located close to some superb schools and a range of local shops, this semi detached house offers good space and is in a quiet cul de sac location.

Through the front door there is an entrance hall with storage under the stairs and doors to both the living space and kitchen. You have an open plan lounge/dining room with a bay window to the front and doors to both the kitchen and conservatory. The kitchen overlooks the garden and has a side door which opens into a very handy utility space. The conservatory is double glazed and has direct access to the rear garden.

On the first floor there is a landing with loft access and a double glazed window to the side. You have three bedrooms, two of which are good double size rooms and there is a shower room.

Outside there is a front garden with a low walled boundary, a driveway leads up the side to the single garage, and an access gate. The rear garden measures around 60ft, and faces South/West, therefore is quite a sun trap. It is mature and well planted, with both patio and lawn areas.

Nearby there are two parades of shops, with Co-op local stores, traditional butchers and bakers as well as a chemist. In addition, you are only a short walk from several schools and Earlswood Lakes, which has some beautiful green spaces. Reigate and Redhill town centres are both less than two miles away, and offer an extensive range of shops, restaurants, bars and other amenities, as well as train services to central London, Guildford, Reading and Gatwick.

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|------------------------------|-----------------------------|
| ■ THREE BEDROOMS | ■ GARAGE AND PARKING |
| ■ LOUNGE/DINING ROOM | ■ KITCHEN |
| ■ CONSERVATORY | ■ WEST FACING GARDEN |
| ■ SCHOOLS NEARBY | ■ CUL-DE-SAC |
| ■ COUNCIL TAX BAND: D | ■ EPC RATING: TBC |





ROOM DIMENSIONS:

ENTRANCE HALL

11'2 x 5'7 (3.40m x 1.70m)

LOUNGE

24'0 x 11'1 (7.32m x 3.38m)

KITCHEN

8'11 x 8'0 (2.72m x 2.44m)

CONSERVATORY

9'7 x 7'3 (2.92m x 2.21m)

UTILITY ROOM

11'5 x 4'7 (3.48m x 1.40m)

FIRST FLOOR

LANDING

BEDROOM ONE

11'1 x 10'5 (3.38m x 3.18m)

BEDROOM TWO

10'8 x 9'4 (3.25m x 2.84m)

BEDROOM THREE

6'6 x 6'5 (1.98m x 1.96m)

SHOWER ROOM

7'8 x 6'1 (2.34m x 1.85m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

60FT REAR GARDEN

GARAGE

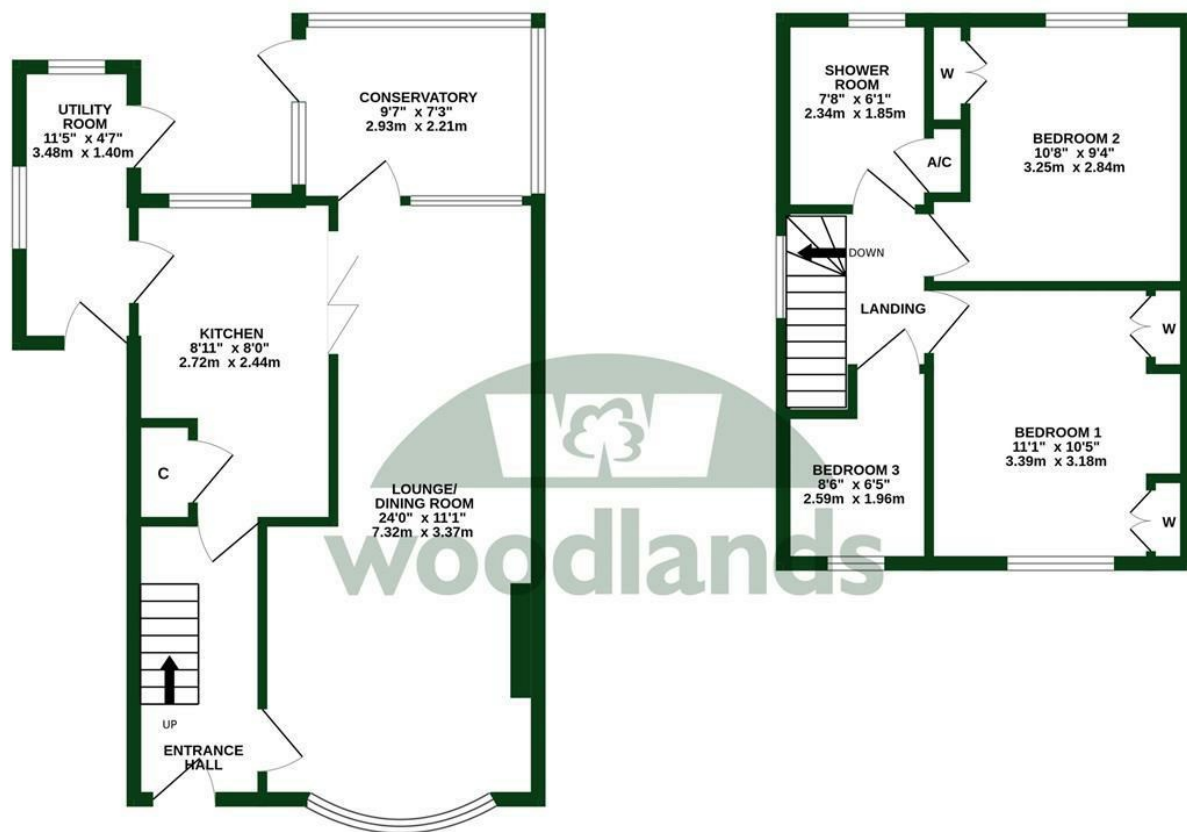
OFF ROAD PARKING



TOTAL FLOOR AREA: 866 SQ FT (80.4 SQ M) APPROX

GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.

1ST FLOOR
354 sq.ft. (32.9 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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