



Reigate,

Asking price £410,000



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Robert  
Leech .



Robert Leech Reigate are delighted to launch this two bedroom terraced house set in a pleasant cul de sac, well placed particularly for Reigate station and therefore perfect for commuters. There is no onward chain with the property and it offers a superb opportunity for someone to get stuck straight in and modernise the property to their specification. Mid terrace the property has a pleasant front garden with potential to create off street parking (STPP).

Internally the entrance lobby opens into a good size lounge before leading through to a kitchen/diner at the rear of the property. On the first floor there are two well proportioned bedrooms at the front and rear of the house, with one featuring fitted wardrobes. The bathroom and toilet are currently separate, with the bathroom featuring an update suite. Both could be combined into a single family bathroom if desired. At the rear of the property the garden is a pleasant space currently with a patio and lawn, but again is a blank canvass for someone to create a lovely area to enjoy. There is a garage in the nearby block.



0.9 miles  
Reigate



6.6 miles  
Gatwick



0.5 miles  
Reigate

- 
- No onward chain
  - Two bedrooms
  - Scope for modernisation
  - Garage en bloc
  - Bathroom and separate w/c
  - Cul de sac location
  - 0.5 miles to Reigate station
  - Front and rear gardens



OXTED  
72 Station Road East,  
Oxted,  
Surrey RH8 0PG  
01883 717272

REIGATE  
1-3 High Street,  
Reigate,  
Surrey RH2 9AA  
01737 246246

LINGFIELD  
27 High Street,  
Lingfield,  
Surrey RH7 6AA  
01342 837783

LONDON  
121 Park Lane  
London  
W1K 7AG  
0207 0791457





#### LOCATION

The property is situated just 0.6 miles from Reigate station and commuting to London takes around 40 minutes into London Bridge or Victoria. There are great local conveniences nearby such as Beryl and Pegs cafe, the lovely Roe Deer pub as well as the handy Ruby's store. Reigate town centre approximately 0.9 miles, provides a fantastic range of local shops and boutiques as well as Morrisons supermarket and M&S Simply Food. There are also a good number of cafes including Costa and Café Nero as well as independents such as The Chapel. Restaurants include Pizza Express, Wagamama, Cote, Bill's and Nandos.

Reigate Priory Park set close to the high street features many acres of open parkland great for walking and exercising and there are excellent additional facilities including tennis courts, skate park and The Pavilion cafe. Reigate is also ideal for varied walks in the surrounding countryside, such as those found at Reigate Heath or The North Downs Way, often with a delightful country pub along the way, such as the Skimmington Castle.

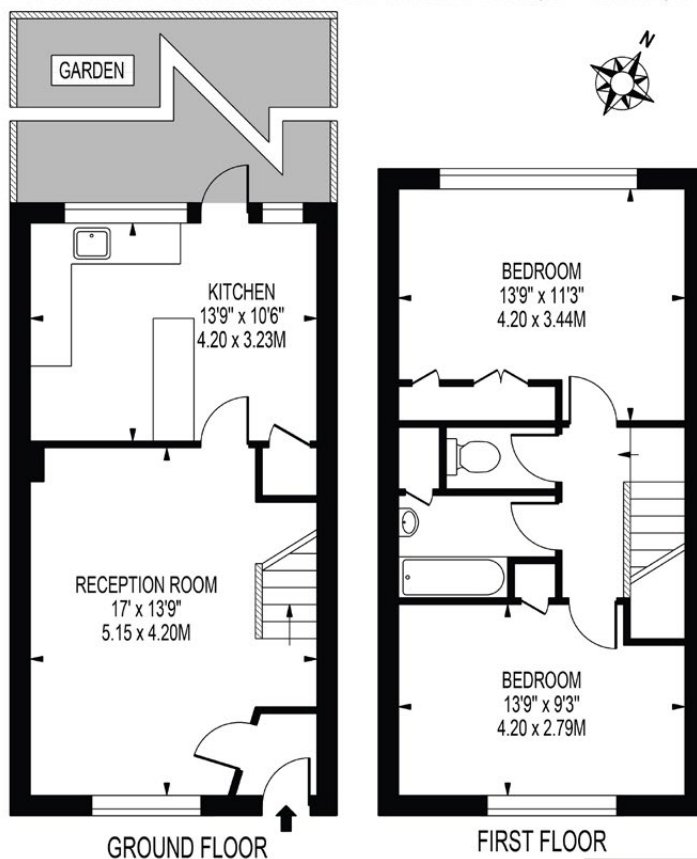
#### FAQs

- Reigate & Banstead Borough Council
- Council tax band D
- Tenure - Freehold
- Internal floor area 782 sq ft
- Built approximately 1960s
- Main gas supply



## WILMOTS CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 782 SQ FT - 72.66 SQ M



FOR ILLUSTRATION PURPOSES ONLY



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Robert  
Leech.

