



Howard Place, Reigate Hill, Reigate, RH2 9NP  
Guide price £800,000

*Mc.* MONOCHROME | HOMES

# PROPERTY SUMMARY

## OVERVIEW

\*\* GUIDE PRICE £800,000- £825,000 \*\* Offered to the market chain free is this well-kept four bedroom Townhouse, situated on a private gated road in Reigate.

### ACCOMODATION

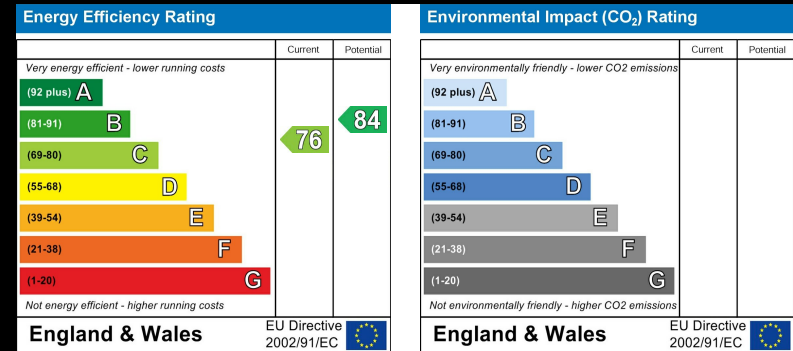
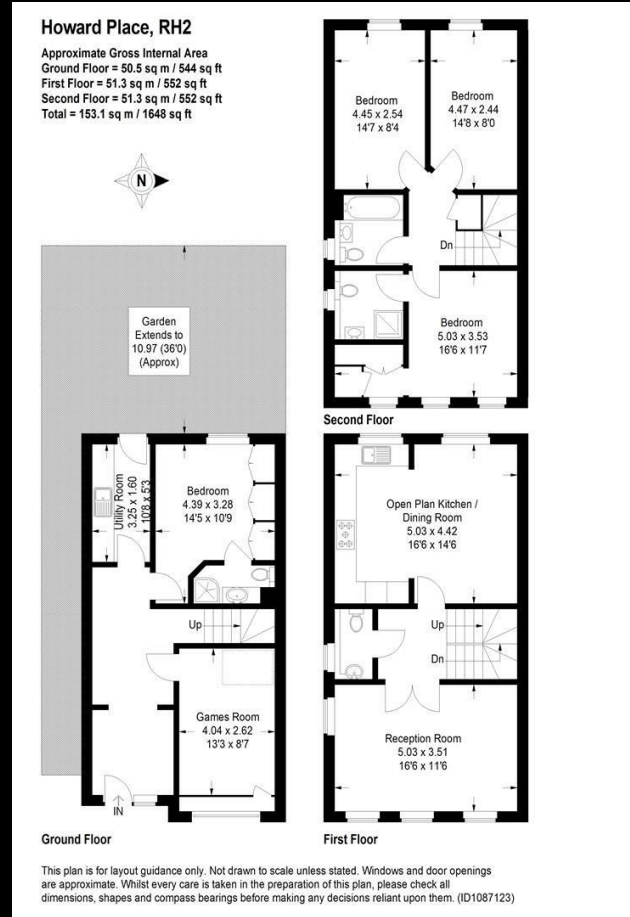
Offered to the market chain free, this property is located in a popular residential gated development, this spacious Townhouse is conveniently positioned for easy access to the station and the town centre. On the ground floor, the home features a bedroom with an en-suite, the garage which is currently being used as a games room, and a utility room. Moving to the first floor, you'll find a large open-plan kitchen/diner, a reception room, and a W/C. The second floor boasts three additional bedrooms, including a master bedroom with walk-in storage and an en-suite, as well as a family bathroom. The well-maintained garden includes a mix of decking and grass, perfect for hosting gatherings. Additionally, the property offers a single garage which is currently being used as a games room and off-street parking for three cars. This property is versatile throughout.

### LOCATION

This fabulous home is well located for access to the High street which includes many shops, cafes, restaurants and pubs. You will be within close proximity to Reigate Train Station giving access to London Victoria and Gatwick Airport. The M25 is on your doorstep with access to the South Coast. There is plenty of places for walking including Priory Park. The area holds many highly rated schools for all ages including Reigate Priory, Reigate Parish Church Pirmary, St.Bedes, Reigate School and Reigate Grammar School.

### DISCLAIMER

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."



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