

STONE



Sandcross Lane RH2

£550,000

*“At Stone, we’re passionate about
the unique and awe-inspiring
architectural elements that transform
houses into dream homes.”*

The Stone Family



Completed in 2020 by Bewley Homes, this modern three-bedroom end of terrace property has been designed for effortless living, with clean architectural lines, stylish interiors, and a garden that captures the afternoon sun.

The entrance hall makes a welcoming first impression, with plenty of space for coats and shoes. To the front, the kitchen/dining room is bright and practical, featuring shaker-style cabinetry, sleek white worktops, and integrated appliances for a streamlined finish. A bay window floods the room with light, making it a perfect space to gather around the table.

Spanning the rear, the lounge is generous in scale and designed for relaxed living. Full-width bi-fold doors extend the space outdoors, connecting seamlessly with the landscaped garden.



Upstairs, the principal bedroom benefits from a private en suite shower room, while two further bedrooms — one double and one single — offer versatility for family living, guests, or a home office. A well-appointed family bathroom completes the accommodation.

The rear garden has been thoughtfully landscaped, with a porcelain terrace providing the ideal spot for barbecues and entertaining. With its edge-of-development setting, the garden enjoys open views towards fields, enhancing its sense of space and privacy. Side access and a useful shed add convenience.

To the front, the property offers two allocated parking spaces, ensuring practicality alongside its contemporary appeal.







Positioned on a highly desirable road, Sandcross Lane offers easy access to Reigate's vibrant town center with its historic high street, bustling cafes, and an array of independent shops.

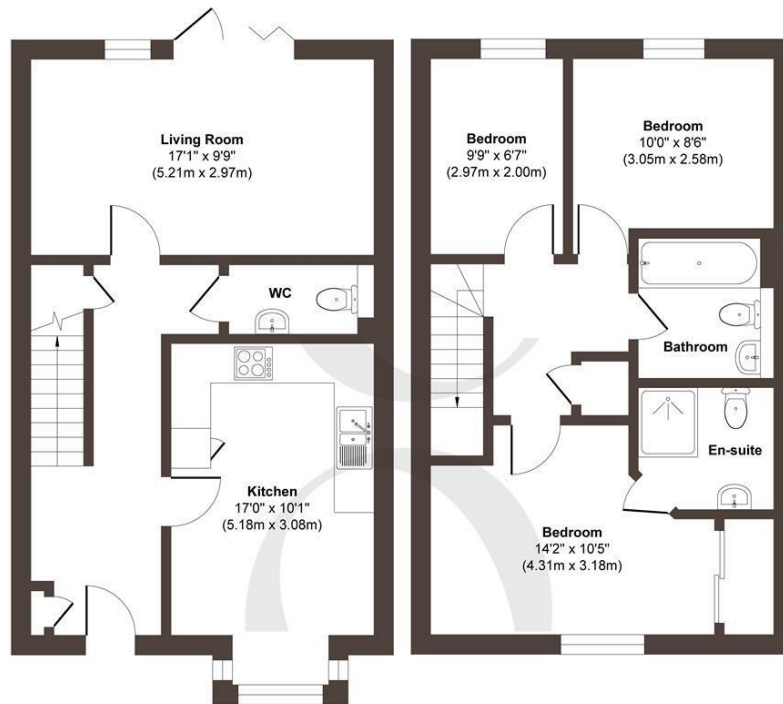
Families will benefit from the outstanding local school catchment, making this property a prime choice for those with children of all ages. Reigate's green spaces and recreational amenities, including parks and sports clubs, are close at hand, as well as excellent transport links that make commuting easy.

With two designated parking spaces, modern convenience, and a pristine condition throughout, this delightful home is perfectly suited for today's lifestyle, offering a blend of functionality and style in one of Reigate's most sought-after areas.









Ground Floor
Approximate Floor Area
500 sq. ft
(46.50 sq. m)

First Floor
Approximate Floor Area
490 sq. ft
(45.50 sq. m)

Approx. Gross Internal Floor Area 990 sq. ft / 92.00 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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The Details

- CHAIN FREE
- Three bedrooms, two bathrooms plus downstairs cloakroom
- Stylish shaker-style kitchen with integrated appliances
- Open-plan kitchen/dining with bay window
- Generous lounge with bi-fold doors to garden
- Landscaped garden with porcelain terrace and side access
- Allocated parking for two vehicles
- Built in 2020 by Bewley Homes

Size
Approx 968.76 sq ft

Energy Performance Certificate (EPC)
Rating B

Council Tax Band
D



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