

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Ledger Gardens | Reigate | RH2 8FL

Guide price £550,000

L<sub>Q</sub>FT

## Ledger Gardens | Reigate | RH2 8FL Guide price £550,000

- Stunning semi-detached family home
- Immaculately presented throughout, built just
  5 years ago therefore benefitting from 5
  years new homes warranty remaining
- Open plan kitchen/diner with high quality integrated appliances
- Lots of light flooding throughout the property
  with large bi-fold doors to the reception room
- Landscaped garden with composite decking and seating area
- Large driveway to comfortably fit two large cars
- Excellent location for schools, amenities and transport links







Quality and style flow throughout this semidetached home that is modern in every aspect and thoughtfully designed. No need to lift a finger and a perfect family home, ready to move straight into!











**Ground Floor** 

**Entrance Hall** 

Kitchen / Diner

16'3" x 9'6" (4.95m x 2.90m)

**Reception Room** 

17'1" x 10'7" (5.21 x 3.23)

**First Floor** 

Landling

Bedroom

17'4" x 10'2" (5.28m x 3.10m)

**Ensuite** 

Bedroom

10'4" x 9'7" (3.15m x 2.92m)

Bedroom

10'8" x 6'6" (3.25m x 1.98m)

**Bathroom** 

Outside

**Driveway** 





## Ledger Gardens, RH2

Approximate Gross Internal Area 87.6 sq m / 943 sq ft





= Reduced headroom below 1.5 m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1218128)

23a High Street Purley Surrey CR8 2AF 0208 660 8070 hello@loft-estates.co.uk