



**Offers Over**  
**£450,000**

**Freehold**

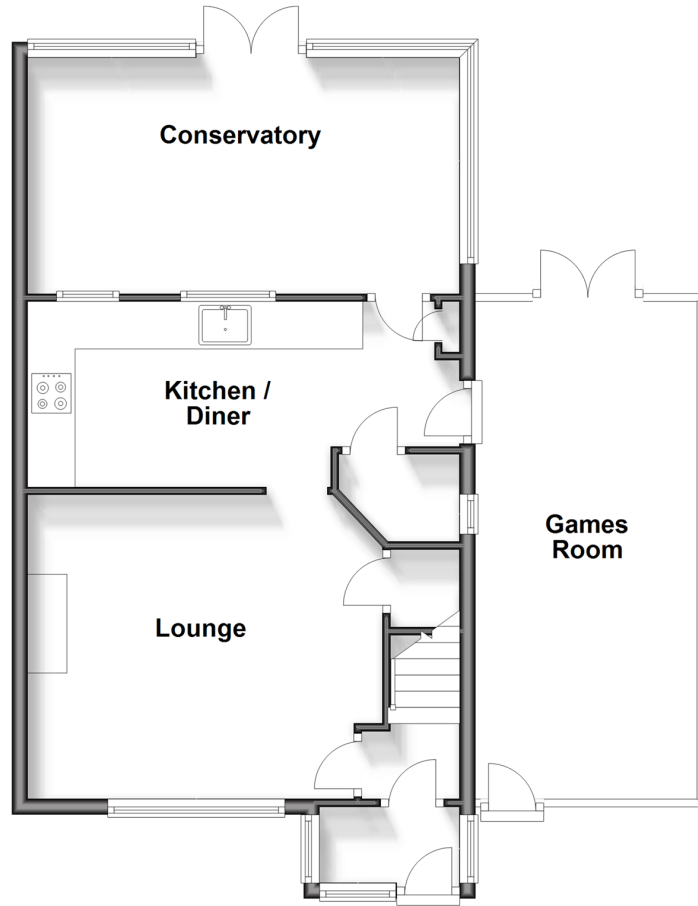
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**Stuart Road, Reigate,**  
**Surrey, RH2 8JP**

**cubitt & west**  
Helping you move forwards

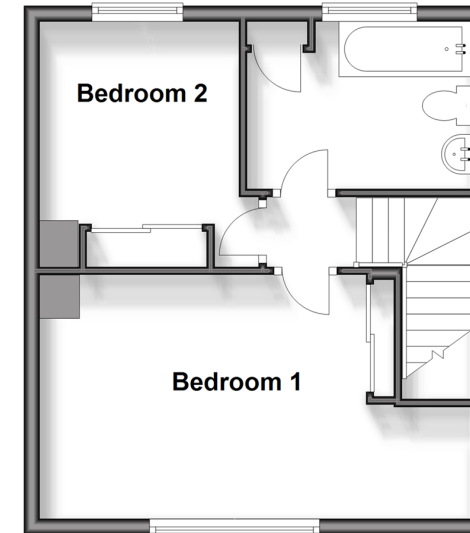
## Ground Floor

Approx. 53.4 sq. metres (575.3 sq. feet)



## First Floor

Approx. 34.6 sq. metres (372.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch: 7'5 x 3'1 (2.26m x 0.94m)

Lounge: 14'2 x 12'4 (4.32m x 3.76m)

Kitchen/Diner: 17'7 x 7'8 (5.36m x 2.34m)

Utility: 4'8 x 3'2 (1.42m x 0.97m)

Conservatory: 18'4 x 8'9 (5.59m x 2.67m)

### FIRST FLOOR

Landing

Bedroom 1: 17'8 maximum x 8'8 (5.39m x 2.64m)

Bedroom 2: 11'7 x 8'1 (3.53m x 2.47m)

Bathroom: 9'4 x 6'9 (2.85m x 2.06m)

### OUTSIDE

Driveway for 2/3 Cars

Rear Garden



## Main features

- Very well presented spacious semi detached house
- Set within a popular residential area
- Modern fitted kitchen & bathroom
- Private rear garden, mainly laid to lawn, large patio
- Driveway for 2/3 cars



### Nearest Schools

Primary Schools: Sandcross School 0.3 miles, Reigate Priory Community Junior School 1.2 miles, St John's Primary 1.6 miles  
Secondary Schools: Reigate School 0.8 miles, Reigate Grammar School 2.0 miles



### Transport Information

Train Stations: Earlswood 2.0 miles, Reigate 2.1 miles, Redhill 2.5 miles



### Address

Stuart Road, Reigate, Surrey, RH2 8JP



### Directions

For directions to this property please contact us.



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Call Reigate Branch 01737 222020 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

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