



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£400,000**

**Freehold**

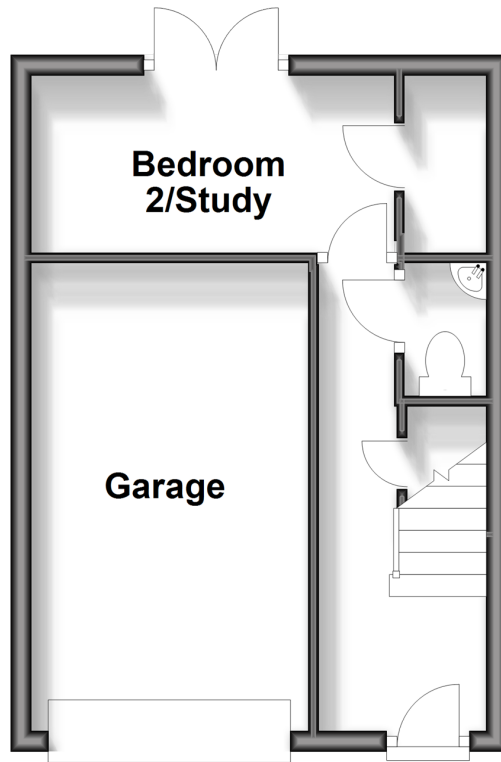
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**The Mews, Holmesdale  
Road, Reigate, RH2**

**cubitt & west**  
Helping you move forwards

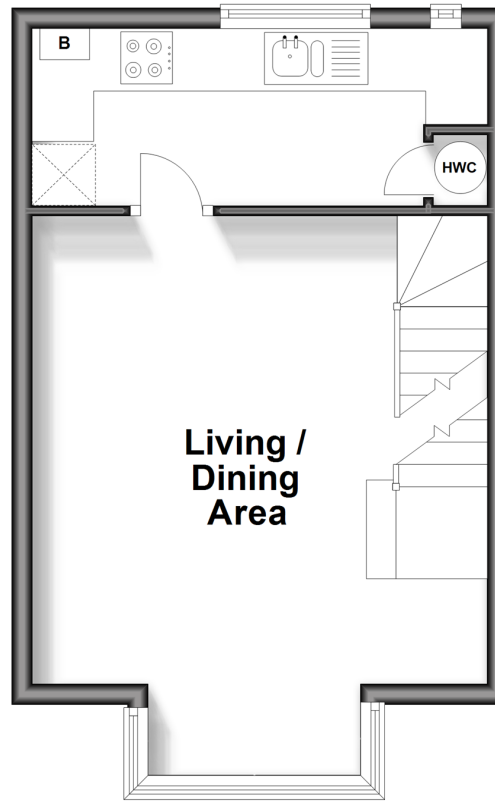
## Ground Floor

Approx. 298.4 sq. feet



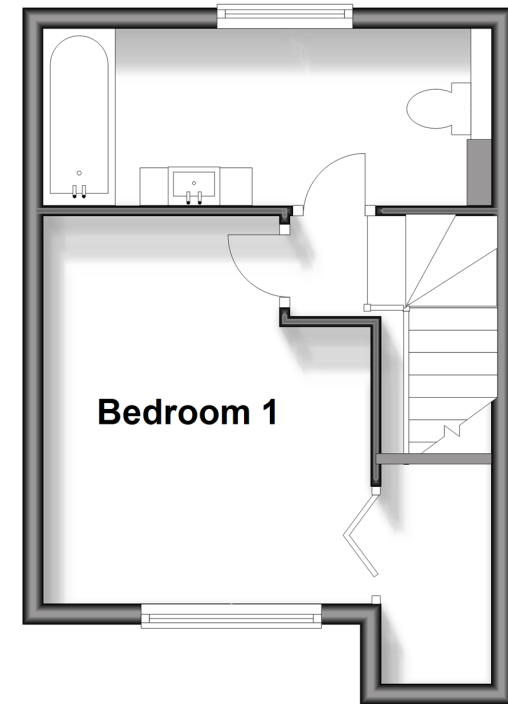
## First Floor

Approx. 317.8 sq. feet



## Second Floor

Approx. 268.2 sq. feet



## Accommodation

### GROUND FLOOR

Entrance Hall

Bedroom 2/Study: 12'2 x 5'6 (3.71m x 1.68m)

Cloakroom

### FIRST FLOOR

Landing

Living/Dining Area: 17'6 into bay (5.34m) narrowing to 14'8 (4.47m) x 15'1 (4.60m)

Kitchen: 14'9 x 5'7 (4.50m x 1.70m)

### SECOND FLOOR

Landing

Bedroom 1: 12'2 x 11'8 (3.71m x 3.56m)

Bathroom: 14'5 x 5'7 (4.40m x 1.70m)

### OUTSIDE

Integral Garage

Rear Garden





## Main features

- Modern house within close proximity to town centre & train station
- Open plan living/dining area, full of natural light
- Modern fitted kitchen & bathroom
- Integral garage with potential to convert into another room, subject to planning permission
- No onward chain

## Nearest Schools

Primary Schools: Reigate Priory Community Junior School 0.7 miles, Holmesdale Community Infant School 0.8 miles, Wray Common Primary 1.0 miles  
Secondary Schools: Reigate Grammar School 0.6 miles, St Bede's School 1.3 miles, Dunottar School 1.7 miles

## Transport Information

Train Stations: Reigate 0.3 miles, Redhill 1.7 miles, Earlswood 2.0 miles

## Address

The Mews, Holmesdale Road, Reigate, RH2

## 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  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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