



**Guide Price**  
**£950,000**

**Freehold**

3x  1x  2x 

**The Clears, Reigate,  
Surrey, RH2**

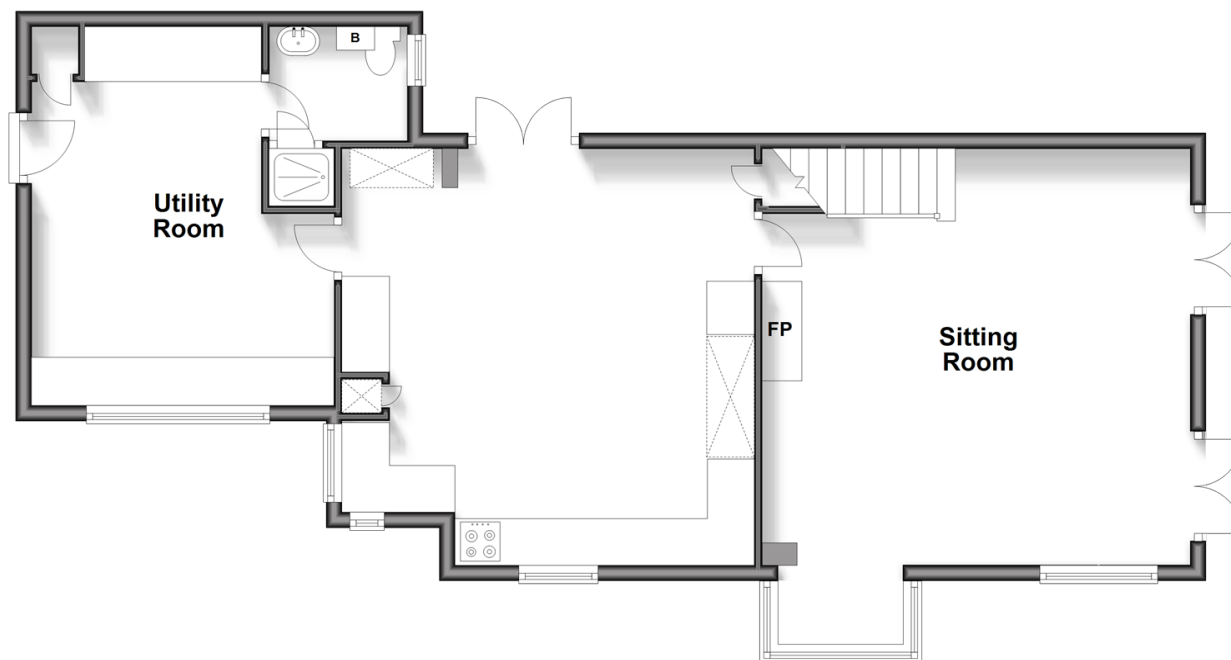
**OVER 60?**

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

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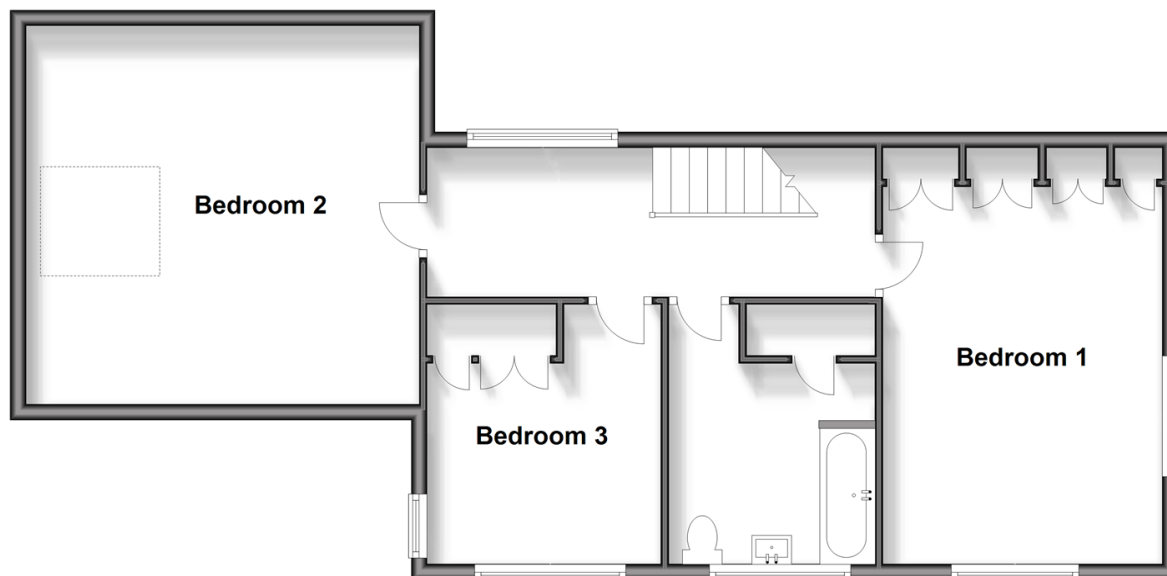
## Ground Floor

Approx. 81.5 sq. metres (877.1 sq. feet)



## First Floor

Approx. 73.6 sq. metres (792.2 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen: 18'0 x 14'0 (5.49m x 4.27m)

Utility Room: 15'9 x 12'4 (4.80m x 3.76m)  
narrowing to 9'5 x 7'7 (2.87m x 2.31m)

Sitting Room: 18'0 x 14'0 (5.49m x 4.27m)

Shower Room/Toilet: 5'7 x 4'5 (1.70m x 1.35m)

### FIRST FLOOR

Landing

Bedroom 1: 14'7 up to fitted wardrobes x 11'5 (4.45m x 3.48m)

Bedroom 2: 10'2 x 9'1 (3.10m x 2.77m)

Bedroom 3: 15'8 into eaves x 13'5 into eaves (4.78m x 4.09m)

Bathroom: 8'6 x 7'2 (2.59m x 2.19m)

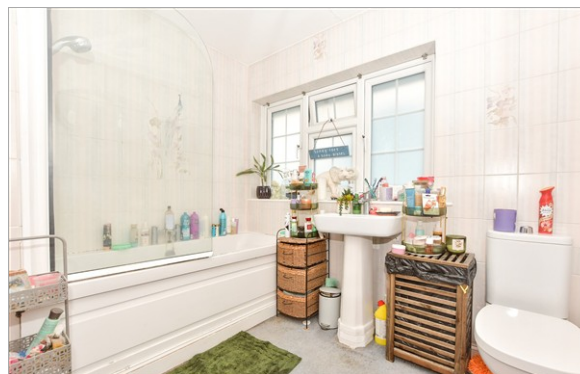
### OUTSIDE

Front Garden

Rear Garden

Off Road Parking





## Main features

- A spacious traditional detached house in a semi-rural location
- Scope for extension, possibly 4/5 bedrooms, subject to planning permission
- Driveway being changed to provide more garden to the front and side & parking for 2/3 cars
- Views over fields & countryside
- Premier location, access to Reigate town centre, fields & countryside



### Nearest Schools

Primary Schools: Reigate Priory Community Junior School 0.6 miles, Holmesdale Community Infant School 0.7 miles, Sandcross School 1.2 miles  
Secondary Schools: Reigate Grammar School 1.1 miles, Reigate School 1.5 miles, Dunottar School 1.6 miles



### Transport Information

Train Stations: Reigate 0.6 miles, Betchworth 2.1 miles, Earlswood 2.2 miles



### Address

The Clears, Reigate, Surrey, RH2



### Directions

For directions to this property please contact us.





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■ 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 50% less, by purchasing a Lifetime Lease.



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