



## Rowan Close, Reigate

Guide Price £525,000 - £575,000





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A beautifully presented three double bedroom semi-detached home in a peaceful South Reigate cul-de-sac, offering bright, versatile living and a generous garden. Energy-efficient and move-in ready, it's perfect for buyers seeking a straightforward move.

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Tucked away at the end of a peaceful cul-de-sac in South Reigate, this three-bedroom semi-detached home offers the perfect blend of tranquility, space and practicality for modern family living. With leafy outlooks and a private setting, it's a home that feels calm and secluded, whilst being on the doorstep of local shops, transport links and well-performing local schools, such as Reigate Secondary school.

The ground floor opens into a welcoming entrance hall, leading to a bright and generously proportioned lounge, featuring a contemporary eco-burner. A large front window maximises natural light, while sliding doors to the rear provide direct access to the garden. The room offers ample space for a dining table, making it ideal for everyday family life and entertaining. Tastefully refreshed by the current owner, the kitchen combines everyday functionality with contemporary style, featuring sleek cabinetry, generous work surfaces, and integrated appliances. The former coal shed has been converted into a fully insulated, integral home office, complete with a cloakroom and direct garden access, perfect for a home office or playroom.

Upstairs, two spacious double bedrooms are served by a modern family bathroom. The second floor offers an additional double bedroom with excellent eaves storage and potential to extend, subject to planning permission.

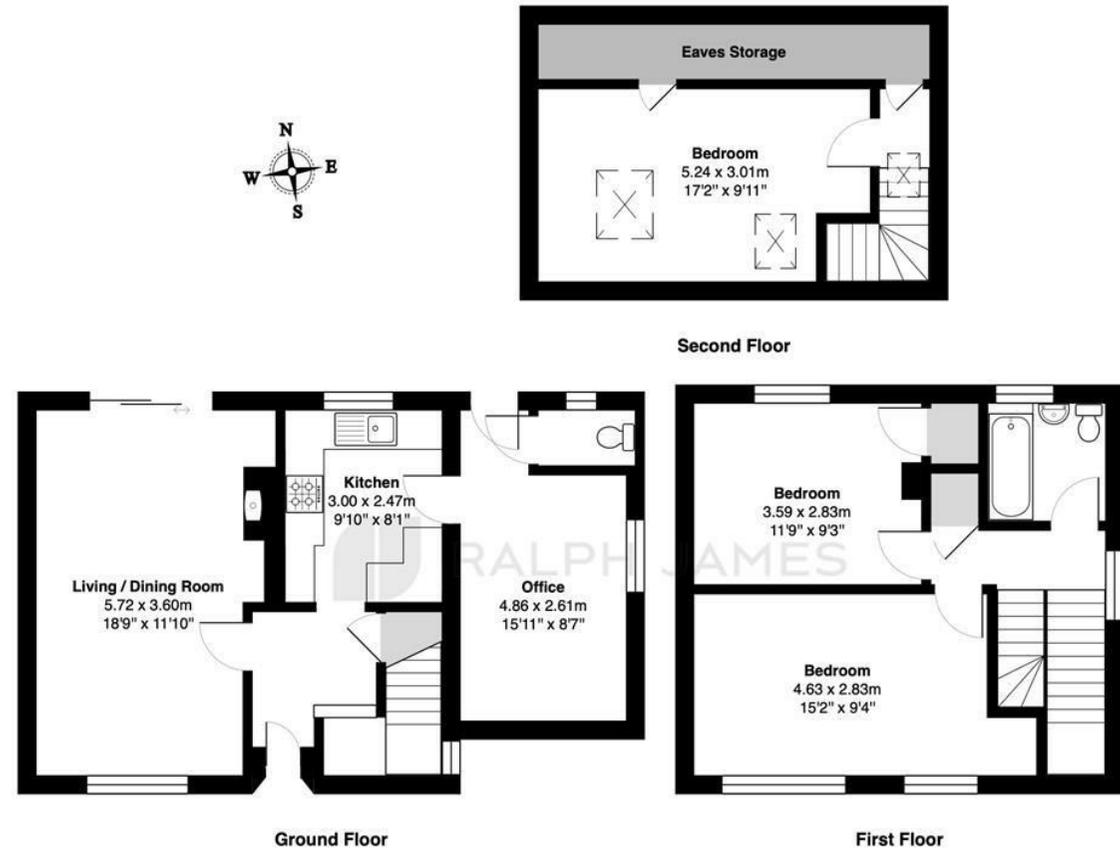
The rear garden is generous in size, providing plenty of space for families and keen gardeners to enjoy. Off-street parking is available, with plenty of additional on-street spaces as well as a garage.

Brought to the market in excellent order, the property benefits from brand new windows replaced in 2025, along with solar panels, an EV charging point and modern boiler, ideal for buyers seeking a low-maintenance and straight forward move.



# Need to know

- Three double bedroom, semi-detached home
- Peaceful cul-de-sac location
- Large lounge/dining room with double aspect windows
- Converted home office with wc
- Modern family bathroom
- Fitted solar panels and new windows throughout
- Large rear garden and side access
- Off-street parking with EV charging point and additional garage for storage
- Potential to extend further STPP
- EPC Rating - C



Ground Floor

First Floor

Rowan Close, Reigate

Total Area: 106.8 m<sup>2</sup> ... 1150 ft<sup>2</sup> (excluding eaves storage)

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## Interested?

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