



**Sandhills Road, Reigate**  
GUIDE PRICE £700,000 - £750,000





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Sandhills Road is a fantastic opportunity for someone looking for a project to really make a house their own.

With huge potential to improve and extend, this property is offered to the market with no forward chain.

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A unique opportunity to purchase this detached home, located in one of Reigate's most popular roads, just minutes from Reigate Priory Park and the town centre, which has never been on the open market since it was built. The property has excellent potential for extension (stpp) and is a blank canvass ready for the next owners to put their stamp on it.

On the ground floor there is a good size lounge with an open fireplace and a door leading to the rear garden. The kitchen leads to the lean to storage area and there is a downstairs bathroom. Upstairs are three good size bedrooms and the main bedroom has an en suite shower room.

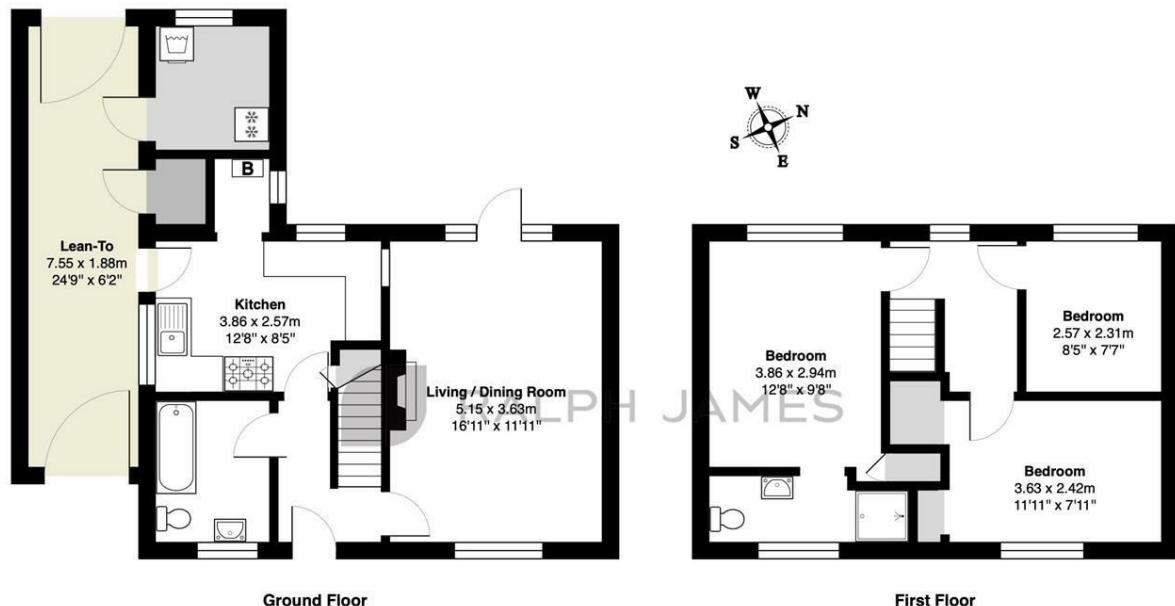
Outside the rear garden is Westerly facing and backs onto Reigate Priory Park. There is a large patio area with steps leading up to the lawn. The driveway to the front of the house provides off road parking.

For anyone looking for a project to turn a house into a home in a fantastic location, this is the one for you.



## Need to know

- Three bedroom, detached family home
- Excellent location, close to Reigate town centre and Priory Park
- Driveway providing off road parking
- Westerly facing garden with large patio area
- Huge potential to extend (stpp) and improve
- Downstairs family bathroom and upstairs en suite shower room
- Walking distance to local schools including Reigate Priory, Reigate Parish, Sandcross, Reigate School, Reigate St Marys and Reigate Grammar
- No forward chain



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Total Area: 86.4 m<sup>2</sup> ... 930 ft<sup>2</sup> (excluding lean-to)

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## Interested?

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