



**Guide Price**  
**£700,000**

**Freehold**

3x  1x  2x 

**Sandcross Lane,  
Reigate, Surrey, RH2**

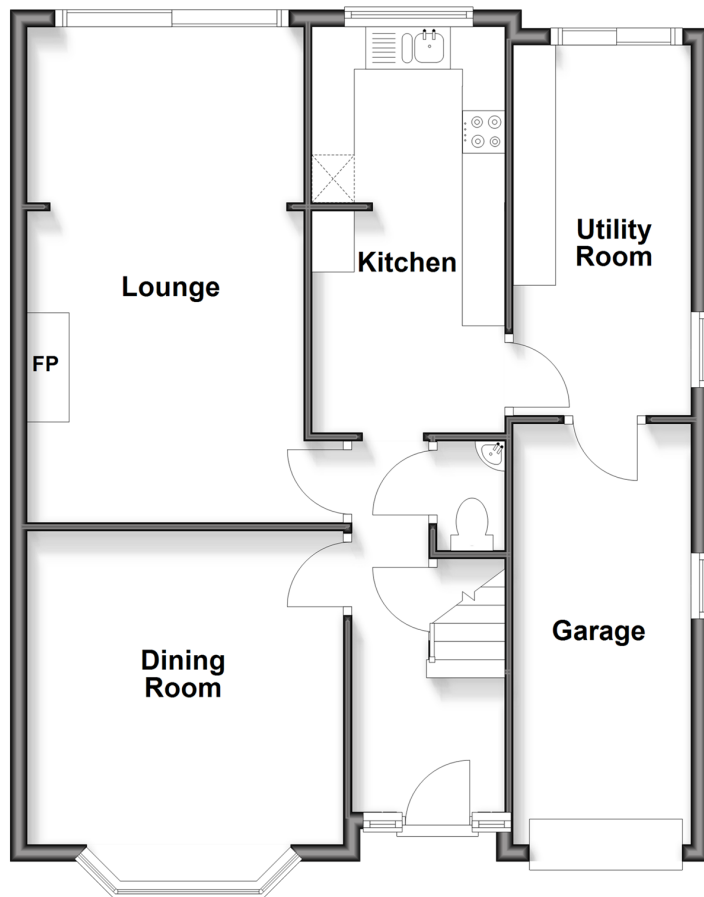
**OVER 60?**

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

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Helping you move forwards

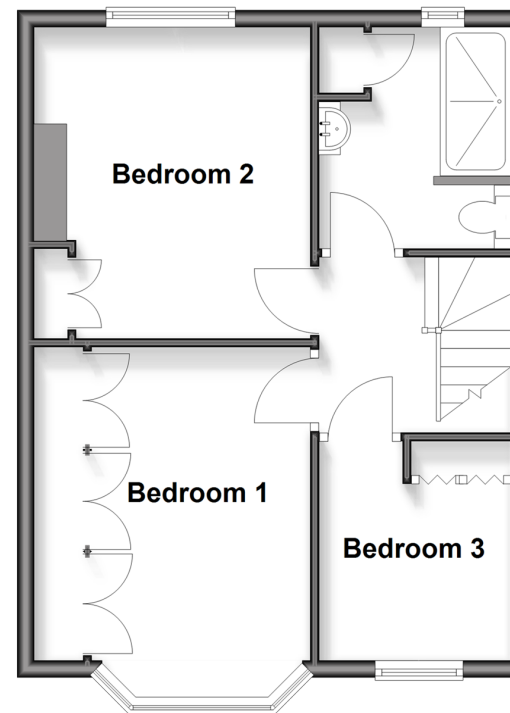
## Ground Floor

Approx. 75.6 sq. metres (813.9 sq. feet)



## First Floor

Approx. 42.6 sq. metres (458.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 20'5 x 10'8 (6.23m x 3.25m)

Dining Room: 13'3 into bay x 12'3 (4.04m x 3.74m)

Kitchen: 16'2 x 7'5 (4.93m x 2.26m)

Utility Room: 15'0 x 6'9 (4.58m x 2.06m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 13'9 into bay x 8'7 up to fitted wardrobes (4.19m x 2.62m)

Bedroom 2: 12'2 x 10'9 (3.71m x 3.28m)

Bedroom 3: 8'6 into fitted wardrobes x 7'5 (2.59m x 2.26m)

Shower Room: 8'4 x 7'4 (2.54m x 2.24m)

### OUTSIDE

Front Garden

Driveway

Garage: 17'1 x 7'8 (5.21m x 2.34m)



## Main features

- Spacious family home in a popular residential road
- Well maintained with scope for modernisation & extensions, subject to planning permission
- Large rear garden, driveway for several cars & garage
- Close proximity to excellent schools for all ages
- No onward chain



### Nearest Schools

Primary Schools: Sandcross School 0.3 miles, Reigate Priory Community Junior School 1.5 miles, St John's Primary 1.8 miles  
Secondary Schools: Reigate School 1.0 miles, Reigate Grammar School 2.3 miles, Dunottar School 2.4 miles



### Transport Information

Train Stations: Reigate 1.4 miles, Earlswood 1.5 miles, Redhill 2.1 miles



### Address

Sandcross Lane, Reigate, Surrey, RH2



### Directions

For directions to this property please contact us.



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■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ 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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