



# 1 Mulberry Close

Reigate

Guide Price **£825,000**



This beautifully presented three double bedroom semi-detached family home, built in 2015 and forming part of an exclusive development of just three properties, offers spacious and thoughtfully designed accommodation in a highly sought-after location just 0.4 miles from Reigate High Street and 0.3 miles from Priory Park. The property welcomes you with a generous entrance hall, leading into a stunning open plan kitchen and living room, perfect for modern family life and entertaining. The kitchen is fitted with high-quality units and integrated appliances, complemented by stylish work surfaces and ample storage. The adjoining family room provides a versatile space for relaxation or play, while the west-facing orangery, flooded with natural light, creates a seamless extension of the living area and an ideal spot for dining or unwinding. Upstairs, the property boasts three spacious double bedrooms, two of which benefit from luxurious en-suite shower rooms, in addition to a contemporary family bathroom. The principal bedroom features bespoke fitted wardrobes and a sleek en-suite, while the second double bedroom also enjoys its own en-suite facilities, making this home particularly well suited to families or guests. High-quality finishes, double glazing, and efficient heating systems ensure comfort throughout the year. Additional features include a downstairs cloakroom, a practical utility cupboard, and generous built-in storage. The property is accessed via a secure gated entrance to the rear, providing allocated parking for two cars, one of which is sheltered by a carport (ideal for protection from the elements and added convenience). With Reigate station just 0.8 miles away (offering fast direct services to London Victoria in approximately 40 minutes), this home is perfectly positioned for commuters and those seeking the vibrant lifestyle and amenities of Reigate, including excellent schools, boutique shops, and renowned restaurants.

Council Tax band: E

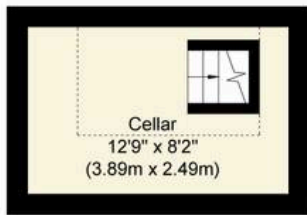
Tenure: Freehold

• Beautiful Three Double Bedroom Semi-detached Family Home

• Built In 2015 And Being One Of Just Three Properties



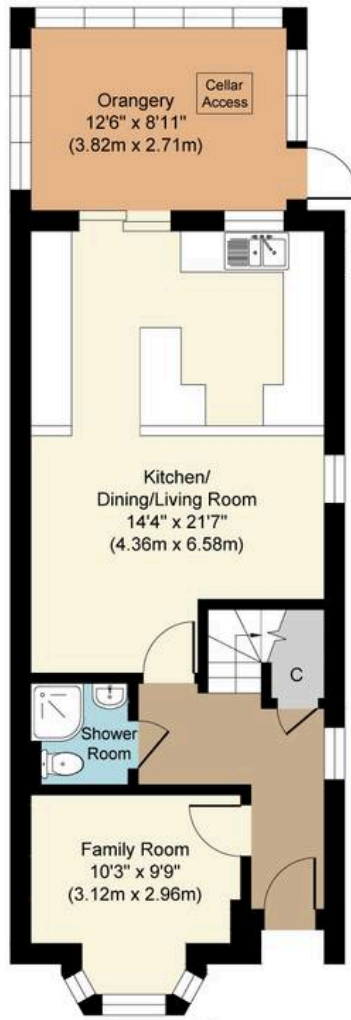




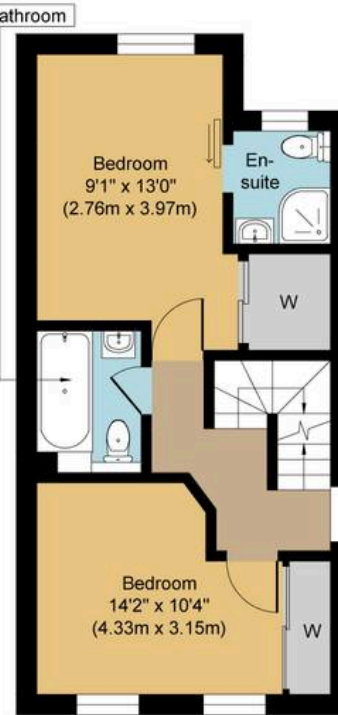
**Cellar**  
Approximate Floor Area  
104 sq. ft  
(9.70 sq. m)



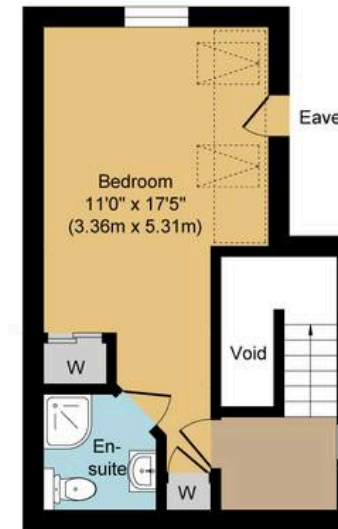
**Outbuilding**



**Ground Floor**  
Approximate Floor Area  
625 sq. ft  
(58.06 sq. m)



**First Floor**  
Approximate Floor Area  
425 sq. ft  
(39.48 sq. m)



**Second Floor**  
Approximate Floor Area  
257 sq. ft  
(23.86 sq. m)



## Mulberry Close, RH2

**Approx. Gross Internal Floor Area 1411 sq. ft / 131.10 sq. m (Excluding Void/Carport)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.