



Windmill Way, Reigate

Offers in Region of **£785,000**



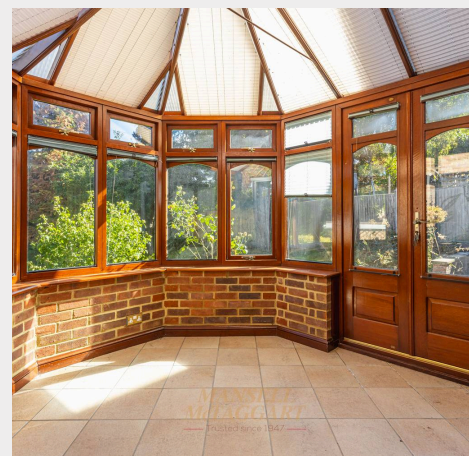
**MANSELL
McTAGGART**
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- Four double bedroom detached family home
- Situated within a popular residential area of Reigate
- Spacious dual-aspect living room with feature fireplace
- Separate dining room overlooking the rear garden
- Conservatory with direct access to the garden
- Modern kitchen with granite worktops and integrated appliances
- En-suite shower room to bedroom two
- Family bathroom, downstairs cloakroom and built-in bedroom storage
- Private driveway, single garage and secluded rear garden
- Council Tax Band 'F' and EPC 'E'

Set within a popular residential area of Reigate, this four double bedroom detached family home offers well-proportioned accommodation, a secluded rear garden and driveway parking leading to a single garage. With separate living and dining rooms, a conservatory and generous bedrooms, the property provides a practical layout for family life.

A covered entrance porch leads into the hallway, where there is useful understairs storage, a downstairs cloakroom and stairs rising to the first floor. Doors provide access to the principal ground-floor rooms. The spacious living room enjoys a dual aspect, with windows to the front and side bringing in plenty of natural light. A gas fireplace with a wooden surround forms a focal point, while there is ample space for sofas and additional furniture. Sliding patio doors open into the conservatory, which provides a further seating area overlooking the garden, with doors leading outside. The separate dining room also overlooks the rear garden and offers space for a family dining table, with a serving hatch connecting it to the kitchen.



Fitted with white high-gloss wall and base units, the kitchen features contrasting black granite worktops and a ceramic sink with a separate filtered water tap. Integrated appliances include a fridge/freezer, electric oven, induction hob, dishwasher and washer/dryer. A large window overlooks the garden, while an external door leads to the side passage.

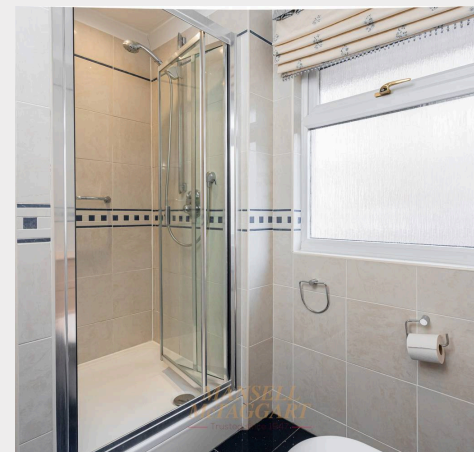
Upstairs, a bright landing serves all four bedrooms and the family bathroom, with an airing cupboard providing additional storage. The principal bedroom is a particularly generous dual-aspect room, enjoying views to the front and rear and benefiting from fitted wardrobes.

Bedroom two also has fitted wardrobes and its own tiled en-suite shower room, complete with a shower enclosure, WC and wash basin with storage beneath. The two remaining bedrooms are both doubles overlooking the rear garden, with built-in wardrobes to bedroom three. The family bathroom is fully tiled and fitted with a large whirlpool bath with a rainfall shower above, a glass shower screen, wash basin and WC.

Outside, the secluded rear garden is mainly laid to lawn, with a paved terrace adjoining the house and steps leading down to the grass. Mature shrubs provide an established setting, while a wooden shed offers useful garden storage. The terrace provides space for outdoor seating and dining, with side access connecting the garden to the front.

A private paved driveway leads to the single garage, which is fitted with an up-and-over door, power and lighting.

Internal viewings are highly recommended to fully appreciate the space, layout and accommodation on offer.



Windmill Way



Ground Floor
Approximate Floor Area
783.18 sq ft
(72.76 sq m)

First Floor
Approximate Floor Area
669.94 sq ft
(62.24 sq m)

Approximate Gross Internal Area = 135.0 sq m / 1453 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.
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