



3 Laglands Close

Reigate

Offers Over £550,000



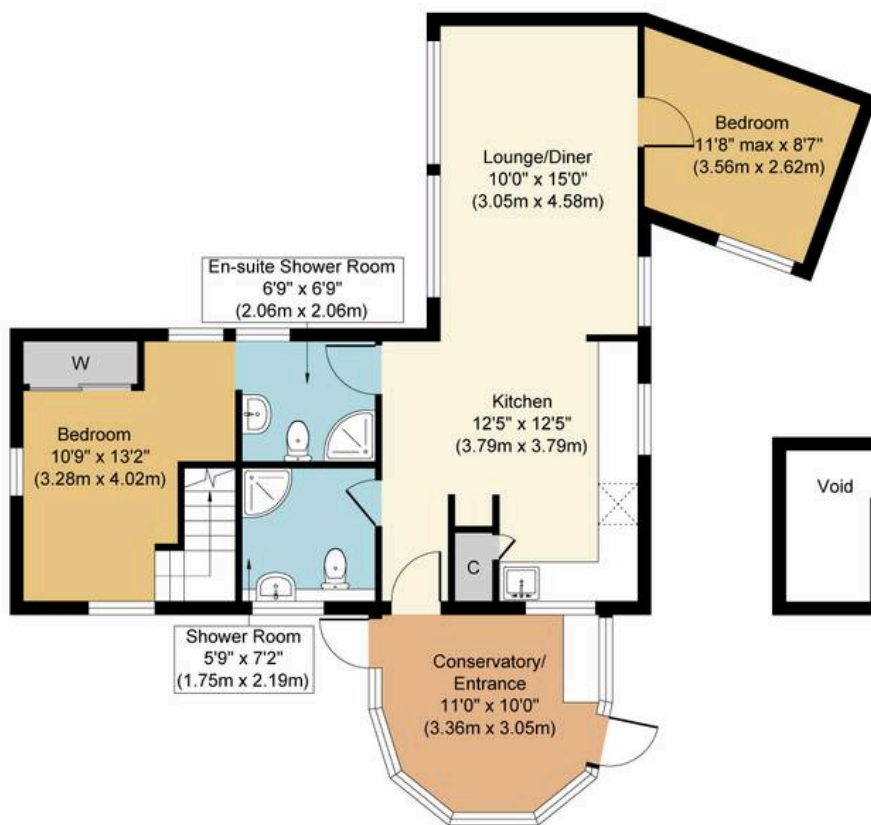
This well-presented two double bedroom link-detached bungalow is situated in a highly sought after cul-de-sac and offers spacious, versatile accommodation ideal for a range of buyers. The property is offered with no onward chain, ensuring a smooth and swift purchase process. Entering the home, you are welcomed by a bright entrance hall leading to a generous living room, which provides a comfortable setting for relaxation and entertaining. The modern fitted kitchen is well equipped with ample storage and worktop space, making it perfect for home cooking and everyday convenience. A standout feature of this property is the conservatory, which creates an inviting space for dining or simply enjoying natural light throughout the year. Bedroom one benefits from its own en-suite shower room, offering privacy and comfort, and also provides access to a large loft room (ideal for use as a study, hobby room, or additional storage). The second bedroom is also a spacious double, served by a well-appointed family bathroom. Additional features include a garage and store room, providing valuable storage solutions and direct access to the side of the property, as well as practical utility areas. The bungalow's layout is thoughtfully designed to maximise space and functionality, with tasteful décor throughout and scope for further personalisation if desired. Located in a peaceful residential area, the property enjoys a quiet setting while remaining conveniently close to local amenities, transport links, and reputable schools. This attractive bungalow presents an excellent opportunity for those seeking a flexible spaces, and its no onward chain status will appeal to buyers looking to move without delay. Early viewing is highly recommended to appreciate the quality and potential this delightful home has to offer.

Council Tax band: E

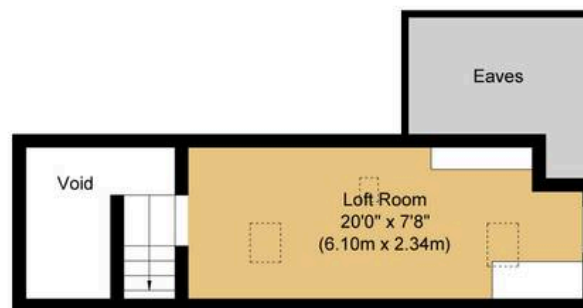
Tenure: Freehold



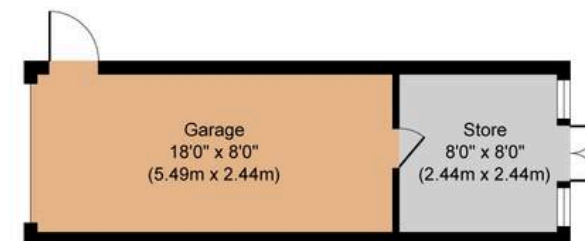




Ground Floor
Approximate Floor Area
764 sq. ft
(71.02 sq. m)



First Floor
Approximate Floor Area
165 sq. ft
(15.29 sq. m)



Outbuilding
Approximate Floor Area
211 sq. ft
(19.57 sq. m)

Laglands Close, RH2

Approx. Gross Internal Floor Area 1140 sq. ft / 105.88 sq. m



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.