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17 MATTHEWS STREET, REIGATE, SURREY, RH2 8ES
£725,000
FREEHOLD

Highly impressive, family home in a quiet residential location, just around the corner from a great range of shops & some highly sought after schools.

Finding such a spacious home in this location, with a large garden really is a rare occurrence these days, even more reason why we recommend being quick to see this real gem.

Having been expertly extended by the current owners, this family home now offers more than enough space for a family to grow into, with additional scope for further expansion subject to the usual permissions.

On the ground floor there is an entrance hall with a wonderfully useful boot room, and downstairs shower room. There is a bright, separate living room to the front of the house, then to the rear is a huge family oriented space, with seating and dining areas, direct access to the rear garden, Velux windows and some built in storage. This space is also partly open to a 23ft kitchen/breakfast room that has a door to a utility room, access to the side passage, and French doors to the rear garden. Upstairs there is a landing with loft access and built in storage, and a study or 5th bedroom. The other 4 bedrooms are all good size doubles, with a spacious Jack & Jill bathroom, that has twin sinks, under floor heating, bath and shower facilities, and doors to both the landing and the principal bedroom.

Out front there is a block paved driveway that will accommodate 3 cars and has a EV charging port, and at the side there is a handy passage way leading to the impressive 120ft by 60ft rear garden, with a large patio area and an extensive lawns, this is a proper gardeners paradise.

The nearby parade of shops offers everything you could need, with a traditional butchers, artisan bakers, two Co-op locals, a chemist and several popular food outlets, as well as a petrol garage. Reigate's historic town centre is just over Cockshot Hill, and has an excellent choice of restaurants, bars and high street shops, as well as a Morrisons super store.

- **SUPERB FAMILY HOME**
- **OUTSTANDING LIVING SPACE**
- **120FT GARDEN**
- **CLOSE TO GREAT SCHOOLS**
- **COUNCIL TAX BAND: E**
- **FOUR/FIVE BEDROOMS**
- **BATHROOM AND SHOWER ROOM**
- **DRIVEWAY FOR THREE/FOUR CARS**
- **SHOPS NEARBY**
- **EPC RATING: C**

ROOM DIMENSIONS:

ENTRANCE HALL
14'10 x 5'7 (4.52m x 1.70m)

SHOWER ROOM
12'3 x 10'0 (3.73m x 3.05m)

BOOT ROOM
8'2 x 3'1 (2.49m x 0.94m)

LOUNGE
12'3 x 10'0 (3.73m x 3.05m)

FAMILY/DINING ROOM
29'6 x 13'9 (8.99m x 4.19m)

KITCHEN/BREAKFAST ROOM
23'4 x 9'5 (7.11m x 2.87m)

UTILITY ROOM
7'6 x 6'6 (2.29m x 1.98m)

FIRST FLOOR

LANDING
17'0 x 9'3 (5.18m x 2.82m)

BEDROOM ONE
15'7 x 14'3 (4.75m x 4.34m)

BEDROOM TWO

BEDROOM THREE
15'1 x 7'7 (4.60m x 2.31m)

BEDROOM FOUR
11'8 x 10'0 (3.56m x 3.05m)

BEDROOM FIVE/STUDY
6'10 x 5'8 (2.08m x 1.73m)

BATHROOM
12'4 x 10'6 (3.76m x 3.20m)

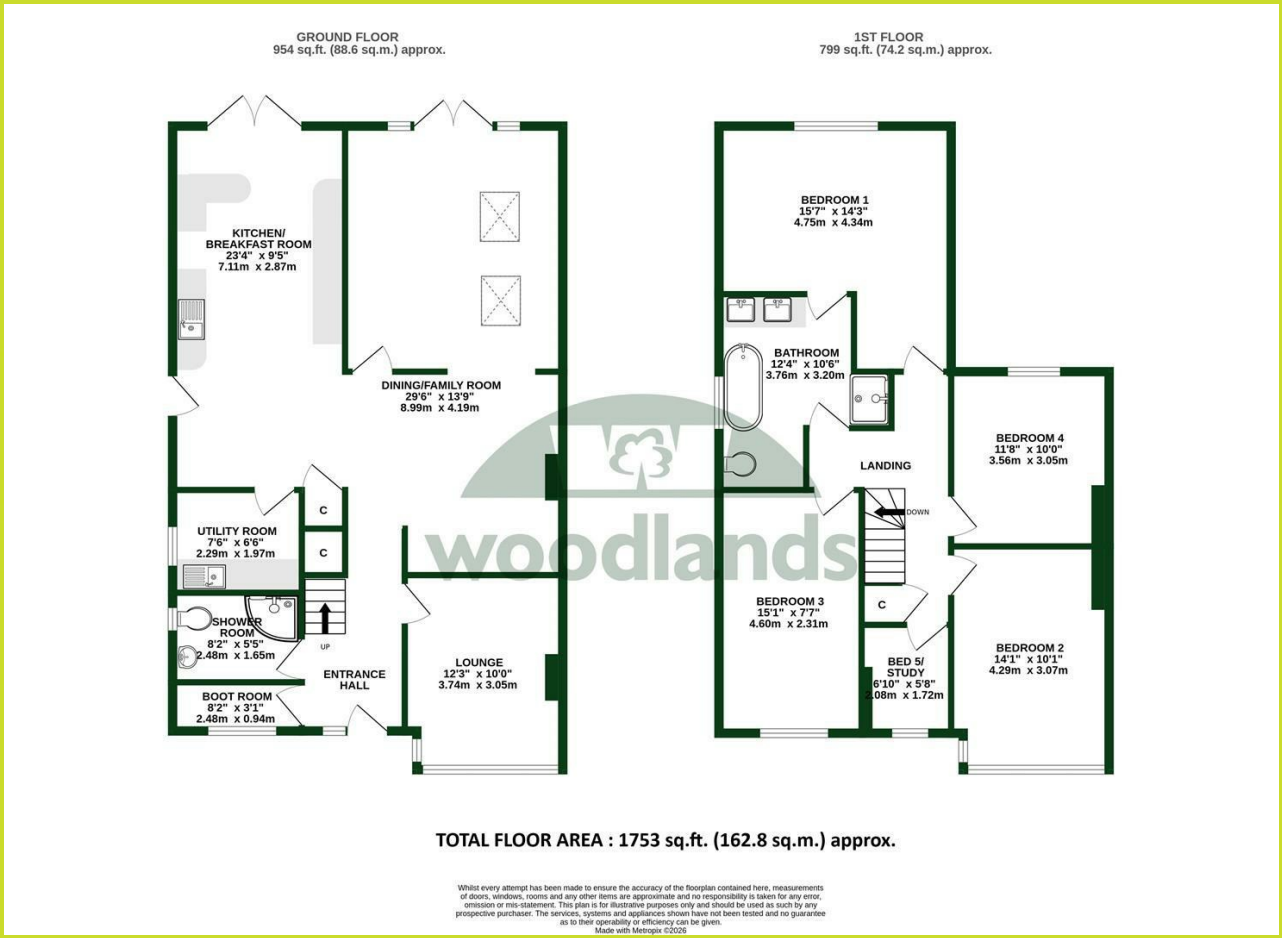
GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

120FT REAR GARDEN

OFF ROAD PARKING FOR THREE CARS

EV CHARGER



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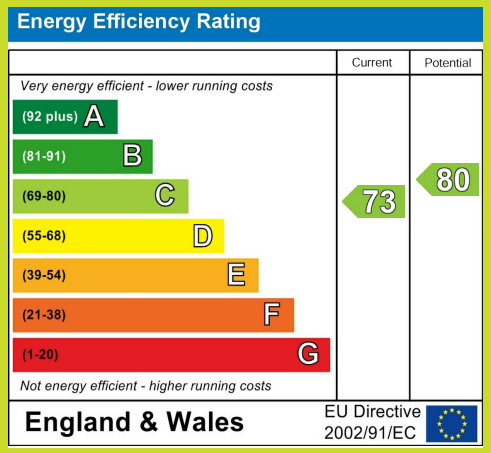

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