



Hitchings Way, Reigate

£750,000



**MANSELL
McTAGGART**
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A well presented and spacious 6 bedroom semi-detached family home, which has been thoughtfully and vastly extended with superb floorspace, spanning 2252 sq.ft. The property is offered with a complete onward chain and is ideally located within close proximity of Reigate town, excellent schools, transport links and amenities.

Upon approach to the property, to the front you will notice the driveway parking for multiple vehicles, extended garage, with ample space for vehicles, storage or potential for conversion and door to the property.

Entering, you are greeted by a porch with space for shoes and coats, with a further door to the hallway. This is a bright and airy space with access to the downstairs bathroom, open plan living/dining room, kitchen and stairs to first floor. The open plan living/dining room is a superb space, there is ample room for multiple family sofas, dining table and any freestanding furniture you may wish. There is also windows/door to front and rear, with a skylight which floods the room with light. A door leads to the kitchen/breakfast room. This is a modern and stylish space with a host of contemporary wall and base units, fitted and freestanding appliances, breakfast bar and space for a 4 person dining table. There is also a window and door to rear allowing in yet more light, and door to the utility room where you have further wall and base units, and white goods. The downstairs shower room is fully tiled housing a shower, w/c and wash hand basin.



Ascending to the first floor, a split level landing to both sides giving access to 5 of 6 bedrooms, family bathroom and further staircase to converted loft. Bedrooms 1-3 are all generous double rooms, one with a stylish en-suite. Bedrooms 4 & 5 are single rooms perfect for a childs room or office. The bathroom is of a good size and fully tiled, with a host of appropriate sanitaryware.

Ascending to the second floor, you have the 6th bedroom. This is a comfortable double with an en-suite and eaves storage and multiple Velux windows.

Outside to rear, is the private garden. There are a range of mature shrubs and flowers and is mainly laid to lawn. A short fence to rear gives uninterrupted views of idyllic Surrey countryside.

- 6 well-proportioned bedrooms
- Vastly extended to side, rear and loft converted
- Extended garage with electric up & over door
- Driveway parking
- Private Garden with uninterrupted idyllic countryside views
- Vendor found with complete chain!
- Utility room & downstairs shower room
- Popular residential location
- Gas central heating
- Council Tax Band 'E' and EPC 'C'

Hitchings Way



Ground Floor
Approximate Floor Area
1176.60 sq ft
(109.31 sq m)

First Floor
Approximate Floor Area
787.70 sq ft
(73.18 sq m)

Second Floor
Approximate Floor Area
287.71 sq ft
(26.73 sq m)

Approximate Gross Internal Area (Including Garage) = 209.22 sq m / 2252.01 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horley

Mansell Mc Taggart, 3 Central Parade Massetts Road – RH6 7PP

01293 228228

horley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/horley