



Guide Price
£675,000

Freehold

3x  2x  2x 

**Worcester Road,
Reigate, Surrey, RH2**

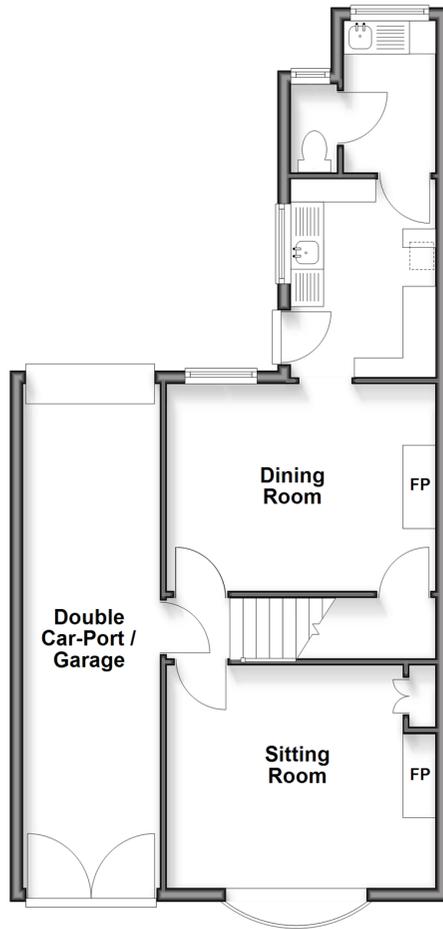
OVER 60?

Secure this property
for up to **59% less!**

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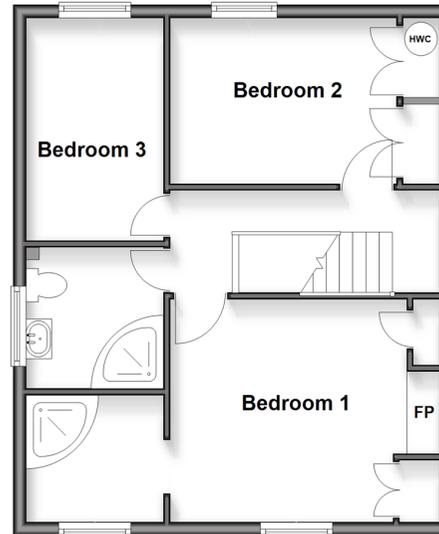
Ground Floor

Approx. 59.2 sq. metres (637.1 sq. feet)



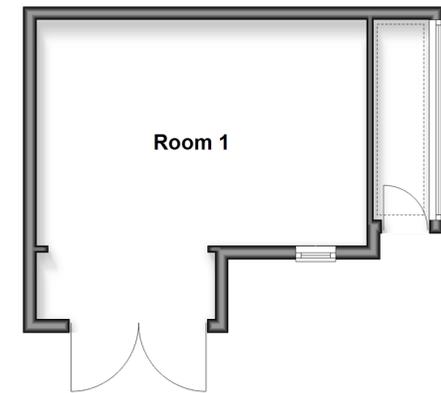
First Floor

Approx. 48.0 sq. metres (517.0 sq. feet)



Outbuilding

Approx. 22.8 sq. metres (244.9 sq. feet)



Accommodation

GROUND FLOOR

Entrance
Sitting Room: 13'5 x 10'9 (4.09m x 3.28m)
Dining Room: 13'5 x 10'2 (4.09m x 3.10m)
Kitchen: 9'7 x 7'2 (2.92m x 2.19m)
Utility Room: 7'3 x 4'6 (2.21m x 1.37m)
Separate Toilet

FIRST FLOOR

Landing
Bedroom 1: 12'5 x 11'0 (3.79m x 3.36m)
En-suite Shower Room: 7'1 x 6'4 (2.16m x 1.93m)
Bedroom 2: 13'5 into fitted wardrobes x 11'0 (4.09m x 3.36m)
Bedroom 3: 10'9 x 7'2 (3.28m x 2.19m)
Bathroom: 7'2 x 6'9 (2.19m x 2.06m)

OUTBUILDING/COACH HOUSE

Room 1 with Mezzanine: 16'8 x 15'9 (5.08m x 4.80m)

OUTSIDE

Front & Rear Garden
Double Length Car Port/Garage: 25'6 x 6'9 (7.78m x 2.06m)
Shed



Main features

- A spacious character house in popular cul-de-sac location
- Requiring improvement & modernisation
- Scope for extension, subject to planning permission
- Double length car port/garage & detached Coach house with mezzanine
- Garden to front & rear
- A great opportunity to apply your own stamp

Nearest Schools

Primary Schools: Reigate Priory Community Junior School 0.8 miles, Holmesdale Community Infant School 0.8 miles, St John's Primary 1.6 miles
Secondary Schools: Reigate Grammar School 1.0 miles, Dunottar School 2.1 miles, Reigate School 2.1 miles

Transport Information

Train Stations: Reigate 0.6 miles, Earlswood 2.4 miles, Redhill 2.5 miles

Address

Worcester Road, Reigate, Surrey, RH2

Directions

For directions to this property please contact us.



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Call Reigate Branch 01737 222020 ■ cubittandwest.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING

CURRENT:	POTENTIAL:
E(41)	C(72)

21612404/20260210/JB1/JB1