



**Guide Price**  
**£699,500**

**Freehold**

3x 2x 2x

**Yewtree Villas, 99  
Reigate Hill, Reigate,  
Surrey, RH2**

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## Accommodation

### GROUND FLOOR

Entrance Hall: 11'9 x 10'0 (3.58m x 3.05m)  
 Kitchen/Dining/Living Room: 21'5 x 15'8 (6.53m x 4.78m)  
 Sitting Room: 14'2 maximum x 13'6 maximum (4.32m x 4.12m)  
 Bedroom 3: 16'7 maximum x 9'2 maximum (5.06m x 2.80m)  
 Cloakroom

### BASEMENT

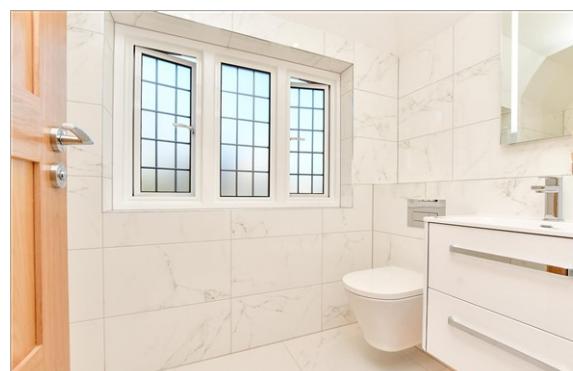
Study/Gym/Games Room: 18'0 maximum x 16'0 maximum (5.49m x 4.88m)  
 Store: 12'0 x 4'0 (3.66m x 1.22m)

### FIRST FLOOR

Landing: 14'7 x 6'0 (4.45m x 1.83m)  
 Bedroom 1: 19'5 maximum x 16'6 maximum (5.92m x 5.03m)  
 En-suite Shower Room: 9'6 x 6'0 (2.90m x 1.83m)  
 Bedroom 2: 22'3 x 10'0 (6.79m x 3.05m) plus 5'5 into bay x 4'6 into bay (1.65m x 1.37m)  
 Bathroom: 9'0 x 7'0 (2.75m x 2.14m)

### OUTSIDE

Side & Rear Garden  
 Driveway for 2 Cars



## Main features

- **Stamp Duty paid in full for First Time Buyers**  
\*Terms & Conditions apply
- **A very attractive & exclusive development of 2 high quality new homes, landscaped garden**
- **Luxury kitchen/dining/living room with built-in appliances & bathroom & en-suite shower room**
- **Basement room ideal for study/gym/games room**
- **Parking for 2 cars & electric car charging point**

### Nearest Schools

Primary Schools: Holmesdale Community Infant School 0.4 miles, Reigate Priory Community Junior School 1.3 miles, Wray Common Primary 1.4 miles  
Secondary Schools: Reigate Grammar School 1.5 miles, St Bede's School 1.7 miles, Reigate School 1.8 miles

### Transport Information

Train Stations: Reigate 0.8 miles, Redhill 2.2 miles, Earlswood 2.7 miles

### Address

Yewtree Villas, 99 Reigate Hill, Reigate, Surrey, RH2

### Directions

For directions to this property please contact us.



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Call Reigate Branch 01737 222020 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

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