

**OVER 60?**
Secure this property
for up to **59% less!***

## Price

**£525,000**

## Freehold

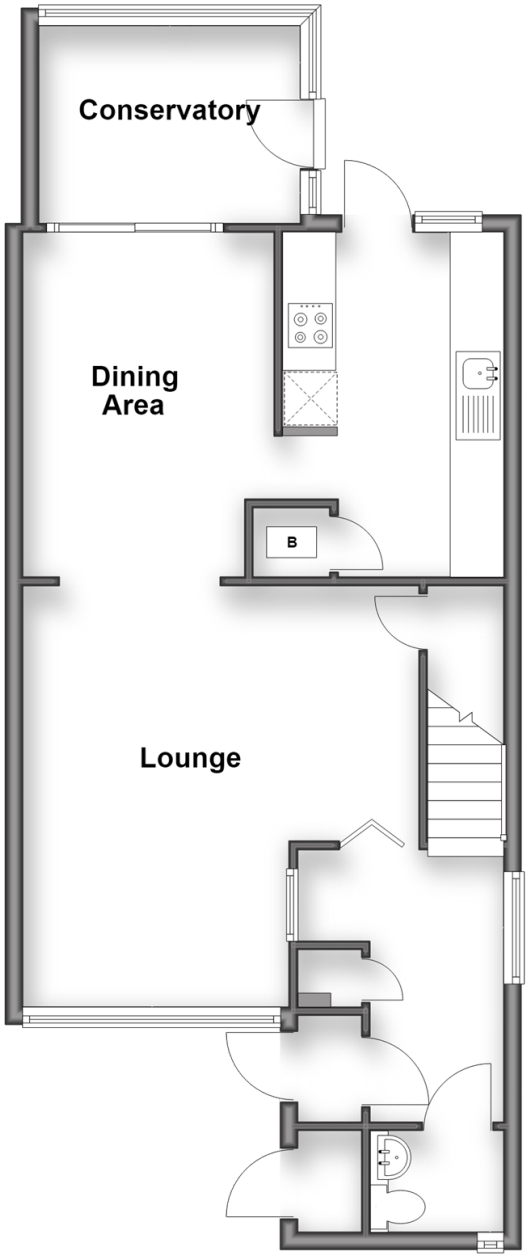
3x 1x 2x

**Talbot Close,**
**Woodlands Estate,**
**Reigate, Surrey, RH2**

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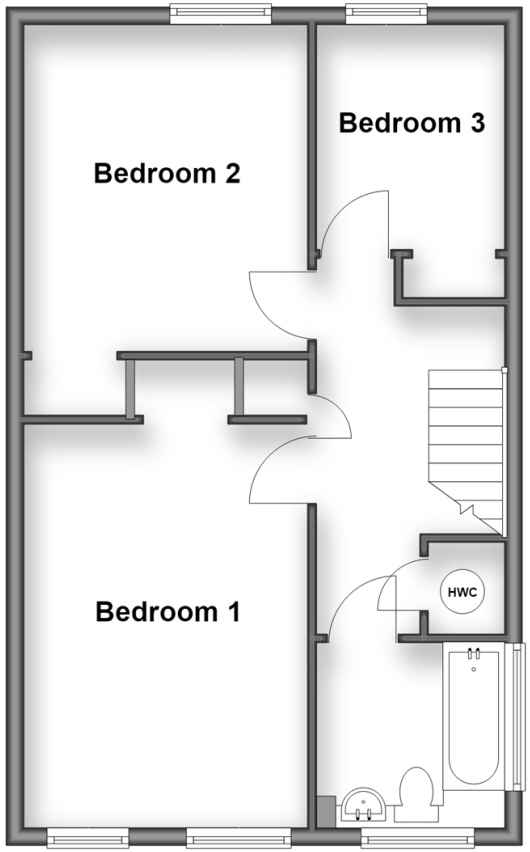
## Ground Floor

Approx. 60.7 sq. metres (653.8 sq. feet)




## First Floor

Approx. 49.7 sq. metres (535.3 sq. feet)




# Accommodation

### GROUND FLOOR

Entrance Porch
Entrance Hall: 10'2 x 9'0 (3.10m x 2.75m)
Lounge : 15'7 x 14'7 (4.75m x 4.45m)
Dining Area: 13'0 x 9'6 (3.97m x 2.90m)
Kitchen: 13'6 x 8'2 (4.12m x 2.49m)
Conservatory: 11'0 x 8'0 (3.36m x 2.44m)
Cloakroom

### FIRST FLOOR

Landing
Bedroom 1: 15'2 x 10'6 (4.63m x 3.20m)
Bedroom 2: 12'7 x 10'8 (3.84m x 3.25m)
Bedroom 3: 8'9 x 7'0 (2.67m x 2.14m)
Bathroom: 7'8 x 6'9 (2.34m x 2.06m)

### OUTSIDE

Front & Rear Garden
Brick Store: 3'0 x 3'0 (0.92m x 0.92m)
Shed: 5'0 x 3'0 (1.53m x 0.92m)
Garage-en-Bloc















## Main features

- A spacious end of terrace house in a quiet cul-de-sac
- In sought after Woodlands development
- Modern kitchen, bathroom, cloakroom, conservatory, many storage cupboards
- Corner plot, landscaped gardens, garage-en-bloc
- Short walk to town centre, Priory Park & train station

### Nearest Schools

Primary Schools: Reigate Priory Community Junior School 0.4 miles, Sandcross School 0.7 miles, St John's Primary 0.9 miles
Secondary Schools: Reigate Grammar School 0.4 miles, Reigate School 0.5 miles, Dunottar School 0.6 miles

### Transport Information

Train Stations: Reigate 0.7 miles, Earlswood 1.2 miles, Redhill 1.5 miles

### Address

Talbot Close, Woodlands Estate, Reigate, Surrey, RH2

### Directions

For directions to this property please contact us.



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Call Reigate Branch 01737 222020 ■ cubittandwest.co.uk

The Property Ombudsman

INVESTORS IN PEOPLE

■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ 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: E(52) | POTENTIAL: C(76)

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