



**Price**  
**£475,000**

**Freehold**

3x  1x  2x 

**Ashdown Road, Reigate,  
Surrey, RH2**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Spacious family home nestled in popular South Reigate location
- Modern fitted kitchen/dining area
- Double glazed & gas central heating
- Sunny rear garden with a patio, private driveway
- Scope to extend, subject to planning permission
- Ideal position for excellent schools

## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen/Dining Area: 20'8 x 8'2 (6.30m x 2.49m)

Lounge: 14'4 x 12'3 maximum (4.37m x 3.74m)

### FIRST FLOOR

Landing

Bedroom 1: 11'1 x 10'6 (3.38m x 3.20m)

Bedroom 2: 13'9 x 8'3 (4.19m x 2.52m)

Bedroom 3: 9'7 x 7'6 (2.92m x 2.29m)

Bathroom: 6'8 x 5'5 (2.03m x 1.65m)

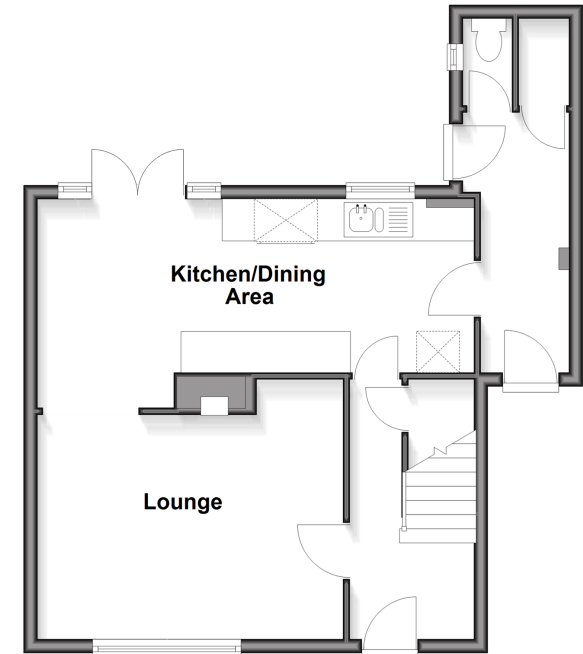
### OUTSIDE

Rear Garden

Off Road Parking

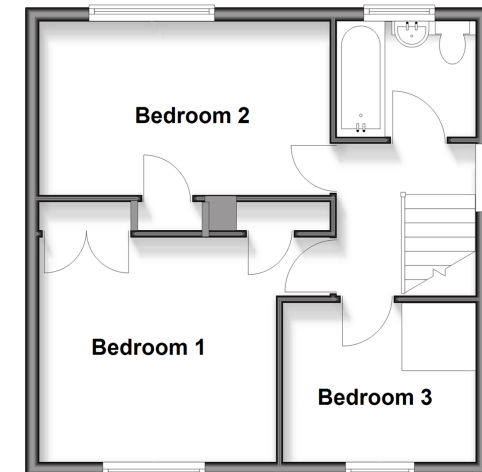
## Ground Floor

Approx. 46.9 sq. metres (505.3 sq. feet)



## First Floor

Approx. 40.3 sq. metres (434.0 sq. feet)



Call Reigate - 01737 222020 ■ [cubittandwest.co.uk](http://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 50% less, by purchasing a Lifetime Lease.



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