



**31 Slipshatch Road, Reigate, RH2 8HA**  
**Guide Price £925,000**



JAMES DEANE  
ESTATE AGENTS





# JAMES DEANE

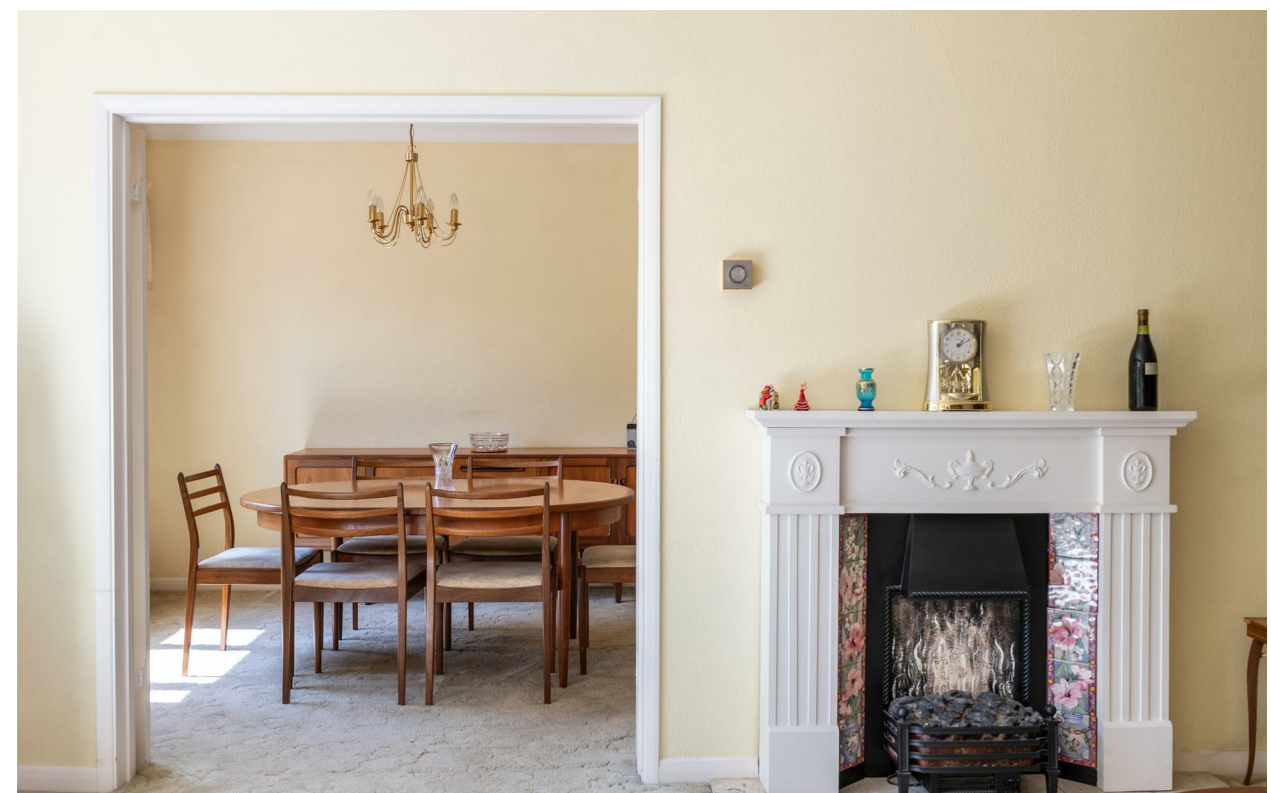
E S T A T E A G E N T S

This detached five double bedroom property has been in one family for over 50 years and is by its own merits a real family home. The living accommodation and outside space is ideal for a ready-made family or would be a perfect place to happily grow into over the years, making this your forever home.

The spacious entrance hall provides a fantastic first impression with doors leading to the lounge, study, downstairs cloakroom and kitchen/breakfast room. The generous-sized lounge enjoys terrific views over the rear garden with sliding doors giving access to the patio area and garden; this leads seamlessly into the dining room which again looks out over the garden. The kitchen is fitted with a range of wall and base units providing plenty of storage, complete with fitted appliances comprising a ceramic hob, double oven and dish washer, and includes a breakfast bar and separate utility area.

Upstairs, there are five double bedrooms with the master bedroom benefitting from a large walk-in wardrobe and an ensuite shower room, while each of the other four bedrooms each have large built-in wardrobes and the use of the adjacent family bathroom. A lovely feature is the tall stairwell window that offers the inner hallway a great source of natural light.

Outside, the standout feature of the home is the large south-east facing rear garden with a large, paved patio, a vast open lawn with mature hedgerows/borders and several sheds/storage units. Halfway down the garden you'll find a wonderful gazebo and barbeque area ideal for entertaining. The garden then extends to a further enclosed lawn area with mature fruit trees and is an ideal zone to relax or for little ones to play whilst you prepare dinner in the covered barbeque area. The property has a driveway which provides ample parking for several cars to the front of the house, extending to the side side of the property via a covered carport which then leads to the garage.









JAMES DEANE  
ESTATE AGENTS

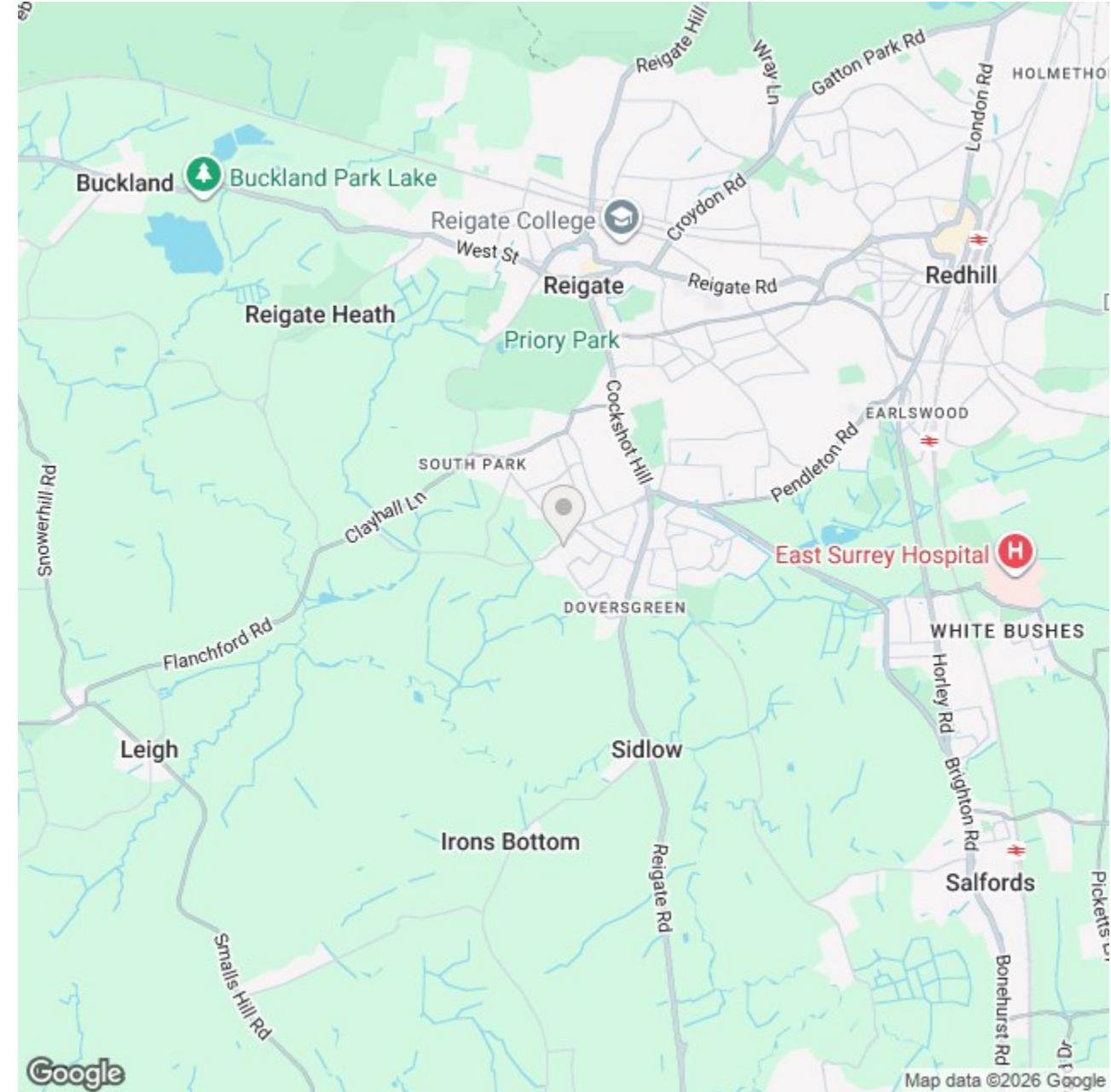


- Mature Garden 1/3 acre plot South-East Facing
- Five Double Bedrooms
- Two Bathrooms
- Large Spacious Lounge overlooking the Garden
- Study/Family Room
- Kitchen/Breakfast Room
- Dining Room
- Ground Floor Cloakroom WC
- Driveway & Garage with Parking for Several Cars
- No Onward Chain



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	<b>74</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Internal Area: 1736.00 sq ft**

**Tenure: Freehold**

**Local Authority: Reigate & Banstead**

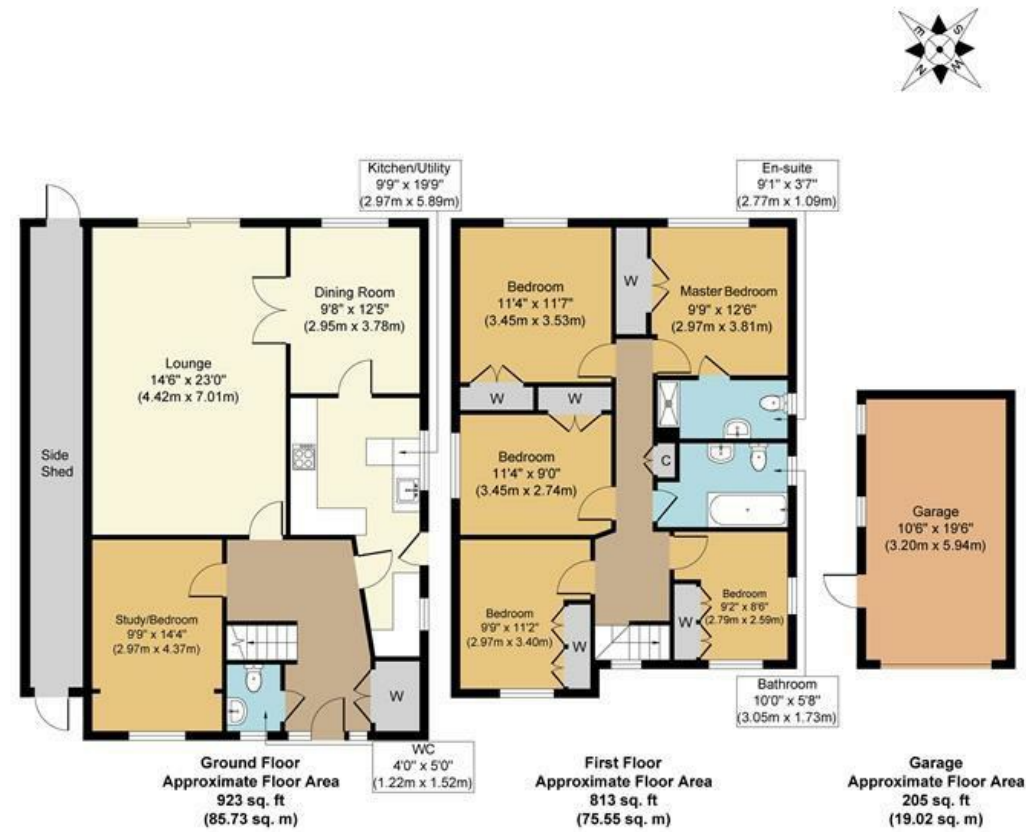
**Council Tax Band: G**

**Do you have a property to sell?  
If so we can provide you with a free market appraisal.**

**Do you need a solicitor?  
We can provide you with no obligation quotes from our panel of preferred solicitors.**

**Do you need a mortgage?  
We can refer you to our preferred panel of Independent Financial Advisors who have access to the whole of the marketplace.**

FLOOR PLAN



Slipshatch Road, RH2  
 Approx. Gross Internal Floor Area 1736 sq. ft / 161.28 sq. m  
 (Excluding Side Shed)  
 Garage Floor Area 205 sq. ft / 19.02 sq. m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright Property Portraits | www.propertyportraits.co.uk



**JAMES DEAN**  
 ESTATE AGENTS

67 HIGH STREET, REIGATE, RH2 9AE  
 T: 01737 242331 F: 01737 243481  
 E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ  
 T: 01293 784411 F: 01293 784422  
 E: info@jamesdeanproperty.co.uk

Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.