



Guide Price
£699,500

Freehold

3x  2x  2x 

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

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Accommodation

GROUND FLOOR

Entrance Hall: 20'1 x 6'2 (6.13m x 1.88m)

Kitchen/Dining/Living Room: 24'7 x 14'1
(7.50m x 4.30m)

Sitting Room: 15'6 maximum x 13'8
maximum (4.73m x 4.17m)

Bedroom 3: 15'7 x 13'1 (4.75m x 3.99m)

En-suite Shower Room: 9'4 x 4'5 (2.85m x
1.35m)

Study: 8'3 x 4'7 (2.52m x 1.40m)

Cloakroom: 7'2 x 4'3 (2.19m x 1.30m)

FIRST FLOOR

Landing: 16'10 x 6'3 (5.13m x 1.91m)

Bedroom 1: 15'3 x 13'1 (4.65m x 3.99m)

En-suite Bathroom: 7'3 x 5'2 (2.21m x
1.58m)

Bedroom 2: 16'7 x 15'6 (5.06m x 4.73m)

Shower Room: 6'1 maximum x 5'6
maximum (1.86m x 1.68m)

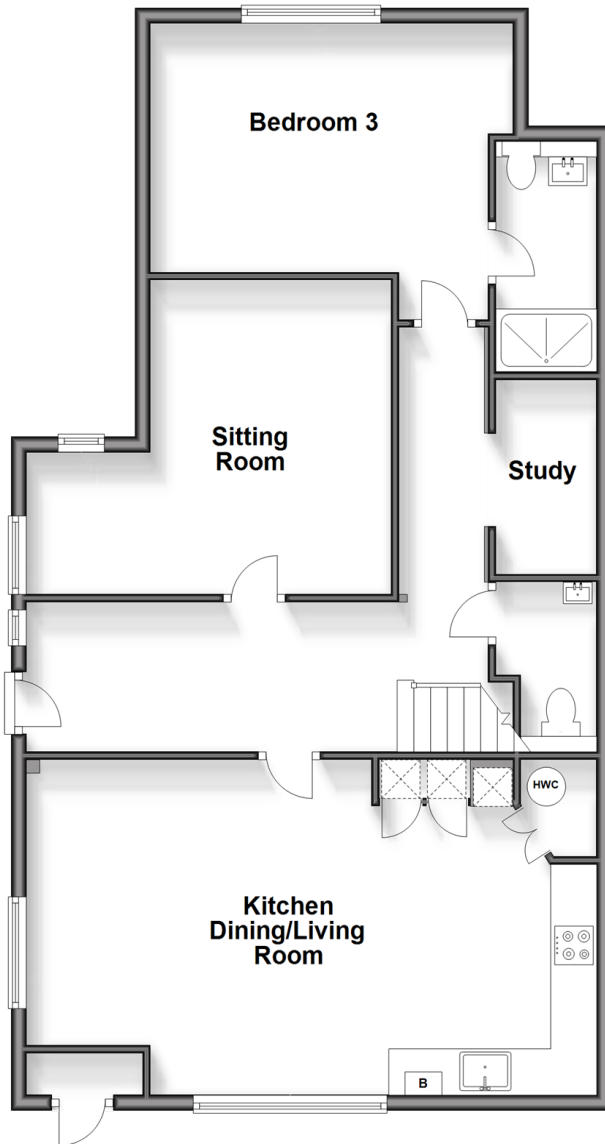
OUTSIDE

Rear & Side Garden

Driveway for 2 Cars

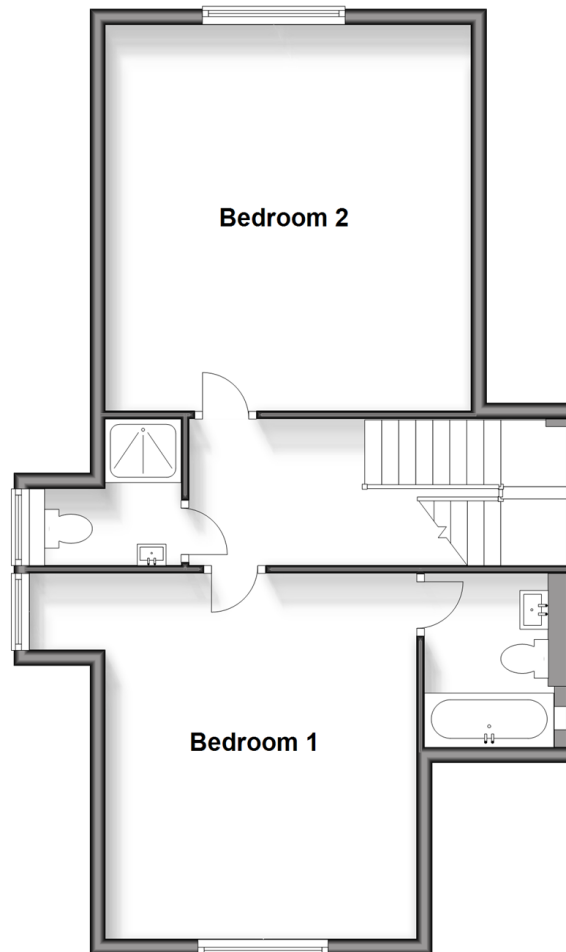
Ground Floor

Approx. 92.5 sq. metres (996.0 sq. feet)



First Floor

Approx. 61.6 sq. metres (662.8 sq. feet)





Main features

- Stamp Duty paid in full to First Time Buyers!
*Terms & conditions apply
- A very attractive & exclusive development of 2 new homes, short walk from town & station
- High quality kitchen/dining/living room with built-in appliances
- Study, bathroom & en-suite shower room
- Landscaped gardens to the rear & side, driveway for 2 cars, electric car charging points



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, 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](https://www.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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