



Guide Price
£700,000

Freehold

3x  1x  2x 

**Sandcross Lane,
Reigate, Surrey, RH2**

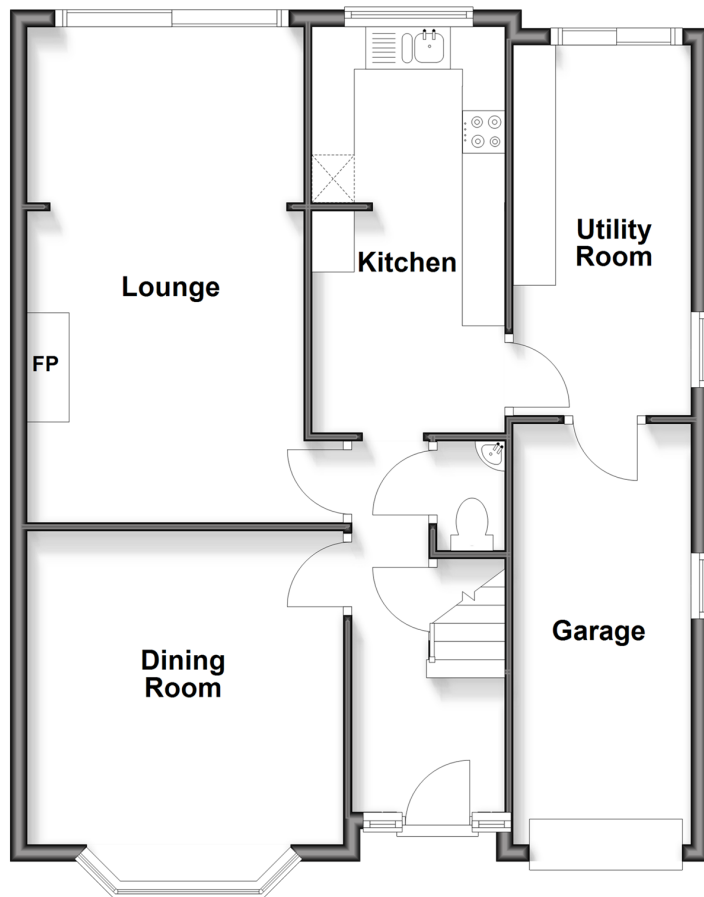
OVER 60?

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

cubitt & west
Helping you move forwards

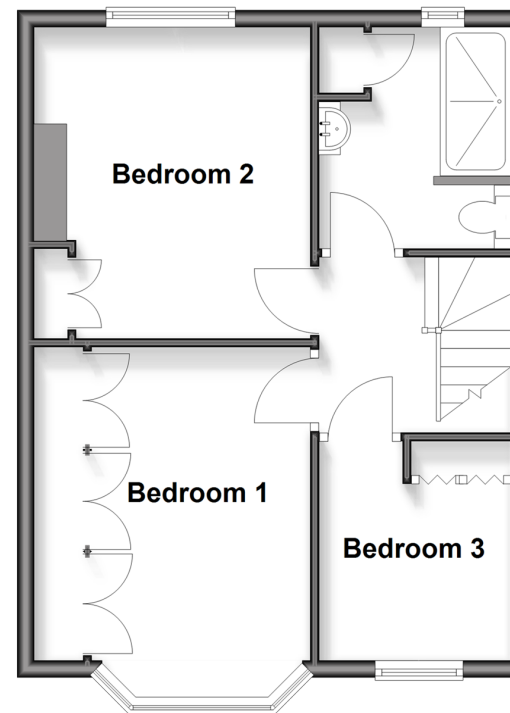
Ground Floor

Approx. 75.6 sq. metres (813.9 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.3 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 20'5 x 10'8 (6.23m x 3.25m)

Dining Room: 13'3 into bay x 12'3 (4.04m x 3.74m)

Kitchen: 16'2 x 7'5 (4.93m x 2.26m)

Utility Room: 15'0 x 6'9 (4.58m x 2.06m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 13'9 into bay x 8'7 up to fitted wardrobes (4.19m x 2.62m)

Bedroom 2: 12'2 x 10'9 (3.71m x 3.28m)

Bedroom 3: 8'6 into fitted wardrobes x 7'5 (2.59m x 2.26m)

Shower Room: 8'4 x 7'4 (2.54m x 2.24m)

OUTSIDE

Front Garden

Driveway

Garage: 17'1 x 7'8 (5.21m x 2.34m)



Main features

- Spacious family home in a popular residential road
- Well maintained with scope for modernisation & extensions, subject to planning permission
- Large rear garden, driveway for several cars & garage
- Close proximity to excellent schools for all ages
- No onward chain
- *Subject to restricted borrowing, see below



Nearest Schools

Primary Schools: Sandcross School 0.3 miles, Reigate Priory Community Junior School 1.5 miles, St John's Primary 1.8 miles
Secondary Schools: Reigate School 1.0 miles, Reigate Grammar School 2.3 miles, Dunottar School 2.4 miles



Transport Information

Train Stations: Reigate 1.4 miles, Earlswood 1.5 miles, Redhill 2.1 miles



Address

Sandcross Lane, Reigate, Surrey, RH2



Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

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



Unable to display material information. Please check with the branch for material information details for this property



21613654/20260425/SS/KH