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Guide Price

£615,000

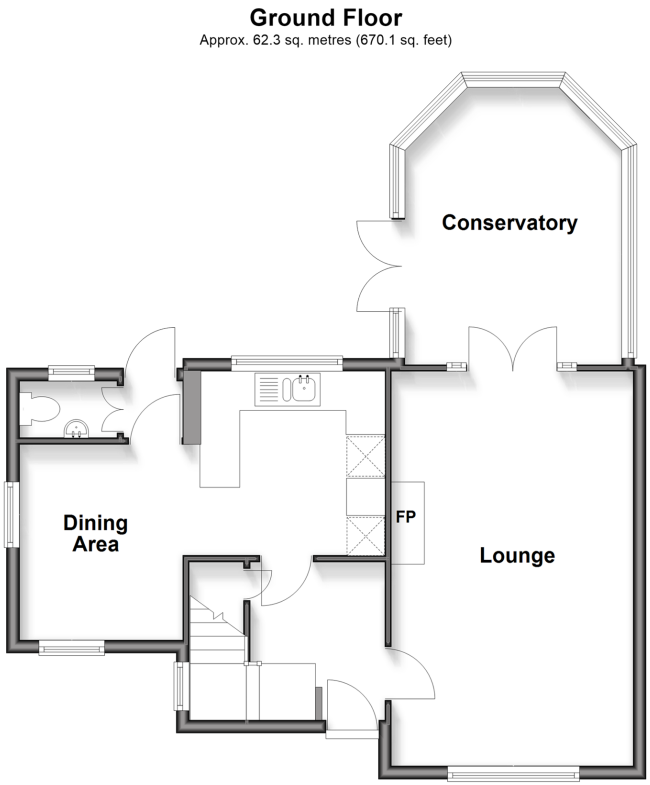
Freehold

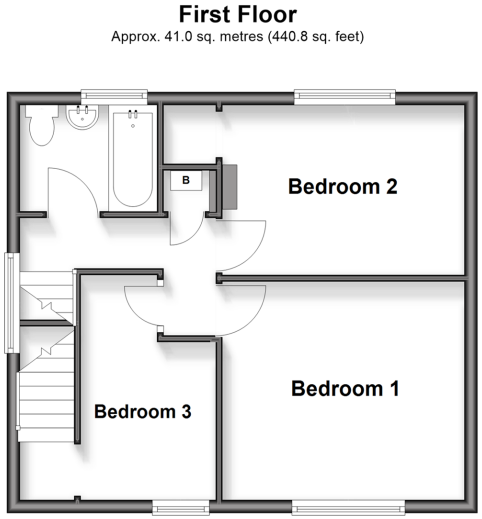
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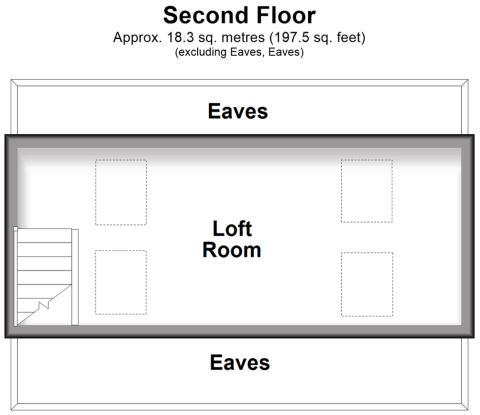
Arbutus Close,

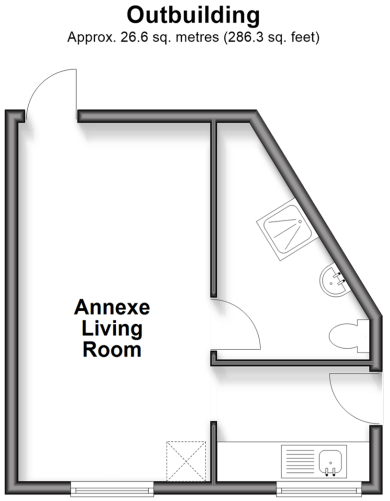
Meadvale, Surrey, RH1

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Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 19'7 x 13'4 (5.97m x 4.07m)

Kitchen/Dining Area: 18'10 x 10'7 (5.74m x 3.23m)

Kitchen Area: 10'10 x 9'1 (3.30m x 2.77m)

Dining Area: 9'2 x 7'6 (2.80m x 2.29m)

Conservatory: 14'6 x 12'2 (4.42m x 3.71m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 11'10 x 11'4 (3.61m x 3.46m)

Bedroom 2: 12'5 x 8'7 (3.79m x 2.62m)

Bedroom 3: 10'9 x 7'0 (3.28m x 2.14m)

Bathroom: 6'8 x 6'1 (2.03m x 1.86m)

SECOND FLOOR

Loft Room: 22'7 x 8'10 (6.89m x 2.69m)

Eaves

ANNEXE

Annexe Living Room: 17'10 x 9'10 (5.44m x 3.00m)

Annexe Kitchen: 7'8 x 6'6 (2.34m x 1.98m)

Annexe Shower Room: 12'0 maximum x 8'5 maximum (3.66m x 2.57m)

OUTSIDE

Front Garden

Rear Garden

Driveway for 2 Cars















Main features

- A large semi-detached house with a separate annexe
- Lounge, dining area and conservatory
- Large loft room, currently used as a bedroom
- Private established garden, driveway for 2 cars
- Great location, short walk to excellent schools & shops plus Reigate and Redhill town centres
- A lovely family home

Nearest Schools

Primary Schools: St John's Primary 1.0 miles, Sandcross School 1.3 miles, Reigate Priory Community Junior School 1.4 miles
Secondary Schools: Reigate School 0.4 miles, Dunottar School 1.1 miles, Reigate Grammar School 1.4 miles

Transport Information

Train Stations: Earlswood 1.4 miles, Reigate 1.8 miles, Redhill 1.9 miles

Address

Arbutus Close, Meadvale, Surrey, RH1

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: D(61) | POTENTIAL: D(66)

21612807/20260824/NF1/JB1