



139 Sandcross Lane.

Reigate

Guide Price **£625,000**



This modern three double bedroom end of terrace family home is situated in a highly desirable area of Reigate, to the south of Reigate town centre, offering excellent access to local amenities, reputable schools, and convenient transport links. The property is presented in immaculate condition throughout and features a thoughtfully designed layout ideal for contemporary family living.

Upon entering, you are greeted by a welcoming hallway that leads to a generous kitchen diner, perfect for both every-day meals and entertaining guests. The kitchen is fitted with stylish units and integrated appliances, ensuring a sleek and functional space. Adjacent to the kitchen is a bright and spacious living room, which can also be accessed directly from the kitchen, creating a wonderful flow for family life. The living room is a fantastic family space, enhanced by bifold doors that open onto the private rear garden (south west facing), allowing natural light to flood the room and providing an inviting atmosphere for relaxation. A convenient cloakroom/wc completes the ground floor accommodation.

Upstairs, on the first floor, you will find two bright and well-proportioned double bedrooms, both offering ample space for furnishings and storage, along with a modern family bathroom finished to a high standard. The main bedroom occupies the entire second floor and benefits from its own en-suite shower room and a dedicated dressing area, providing a peaceful and private retreat for the homeowners. Additional features of this impressive home include a carport, and driveway parking, ensuring ample parking and storage solutions for a busy household. The property's location, combined with its spacious accommodation and high-quality finish, makes it an ideal choice for families seeking a stylish and comfortable home in one of Reigate's most sought-after residential areas.

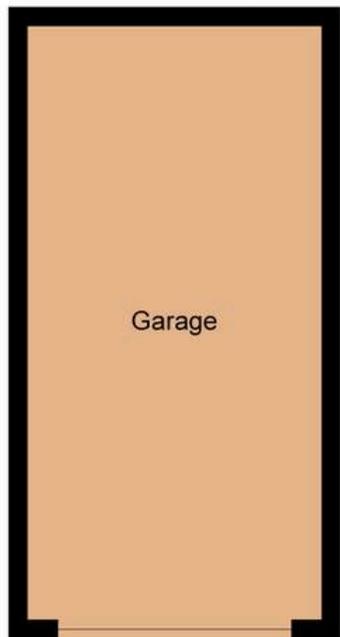
Council Tax band: E

Tenure: Freehold

- Modern Three Double Bedroom End of Terrace Family Home
- Kitchen Diner And Separate Lounge

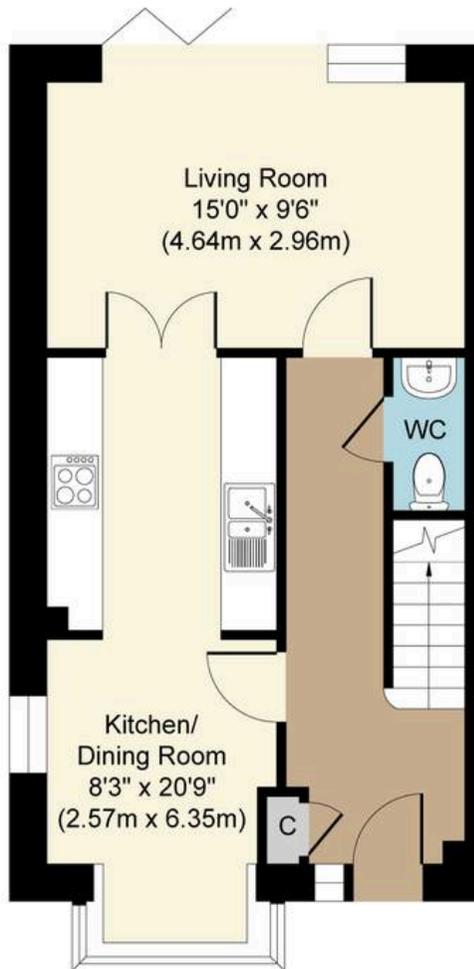






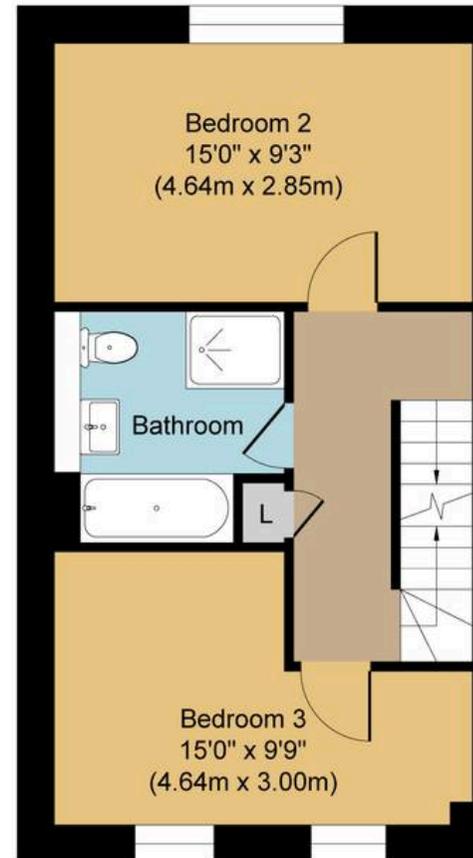
Garage

Garage



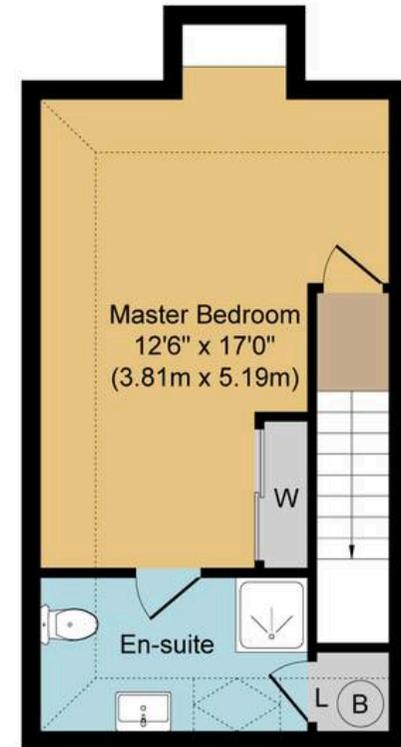
Ground Floor

Approximate Floor Area
441 sq. ft
(40.97 sq. m)



First Floor

Approximate Floor Area
419 sq. ft
(38.92 sq. m)



Second Floor

Approximate Floor Area
292 sq. ft
(27.12 sq. m)

Sandcross Lane, RH2

Approx. Gross Internal Floor Area 1152 sq. ft / 107.01 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.

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