woodlands

42 WOODCREST WALK, REIGATE, SURREY, RH2 0JL
£460,000
FREEHOLD

This bright and well presented, 3 bedroom family home is in a quiet location, with a west facing garden, and is an absolute must see.

This end of terrace house is situated in a desirable spot, within easy reach of Reigate and Redhill town centres, as well as some excellent local schools.

To the front there is a spacious entrance hall, beyond the hall you have a living room with a large, double glazed window and a wood burning stove. To the rear of the house there is a dining room with direct access to the garden, and a doorway to a separate kitchen, which also overlooks the garden and has built in larder cupboard under the stairs.

On the first floor there is a landing with loft access and a built in storage cupboard. You have a family bathroom and three bedrooms, the largest of which being dual aspect with views up to Reigate Hill.

Outside there is parking within the street in one of the numerous bays and on the road itself. The property benefits from a side access to the well kept, west facing garden, which has a new decked area, lawn garden and a timber shed.

Nearby you have some beautiful green spaces, including Wray Common, Reigate Hill and Nutwood. In addition there are several highly regarded schools within walking distance, including St Bedes, Wray Common and Royal Alexander and Albert.

Reigate's historic town centre and Priory park are 1.25 miles away, then you have Redhill's bustling town centre, with it's superb rail links to London, less than a mile away.

- **GREAT LOCATION**
- **LOUNGE**
- **THREE BEDROOMS**
- **WEST FACING GARDEN**
- **COUNCIL TAX BAND: D**
- **BRIGHT AND WELL PRESENTED**
- **KITCHEN AND DINING ROOM**
- **SPACIOUS HALLWAY**
- **CLOSE TO SCHOOLS**
- **EPC RATING: C**

ROOM DIMENSIONS:

ENTRANCE HALL
9'4 x 6'1 (2.84m x 1.85m)

LOUNGE
14'0 x 13'5 (4.27m x 4.09m)

DINING ROOM
10'0 x 9'1 (3.05m x 2.77m)

KITCHEN
9'10 x 7'10 (3.00m x 2.39m)

FIRST FLOOR

LANDING
8'3 x 6'5 (2.51m x 1.96m)

BEDROOM ONE
11'4 x 10'7 (3.45m x 3.23m)

BEDROOM TWO
10'8 x 10'0 (3.25m x 3.05m)

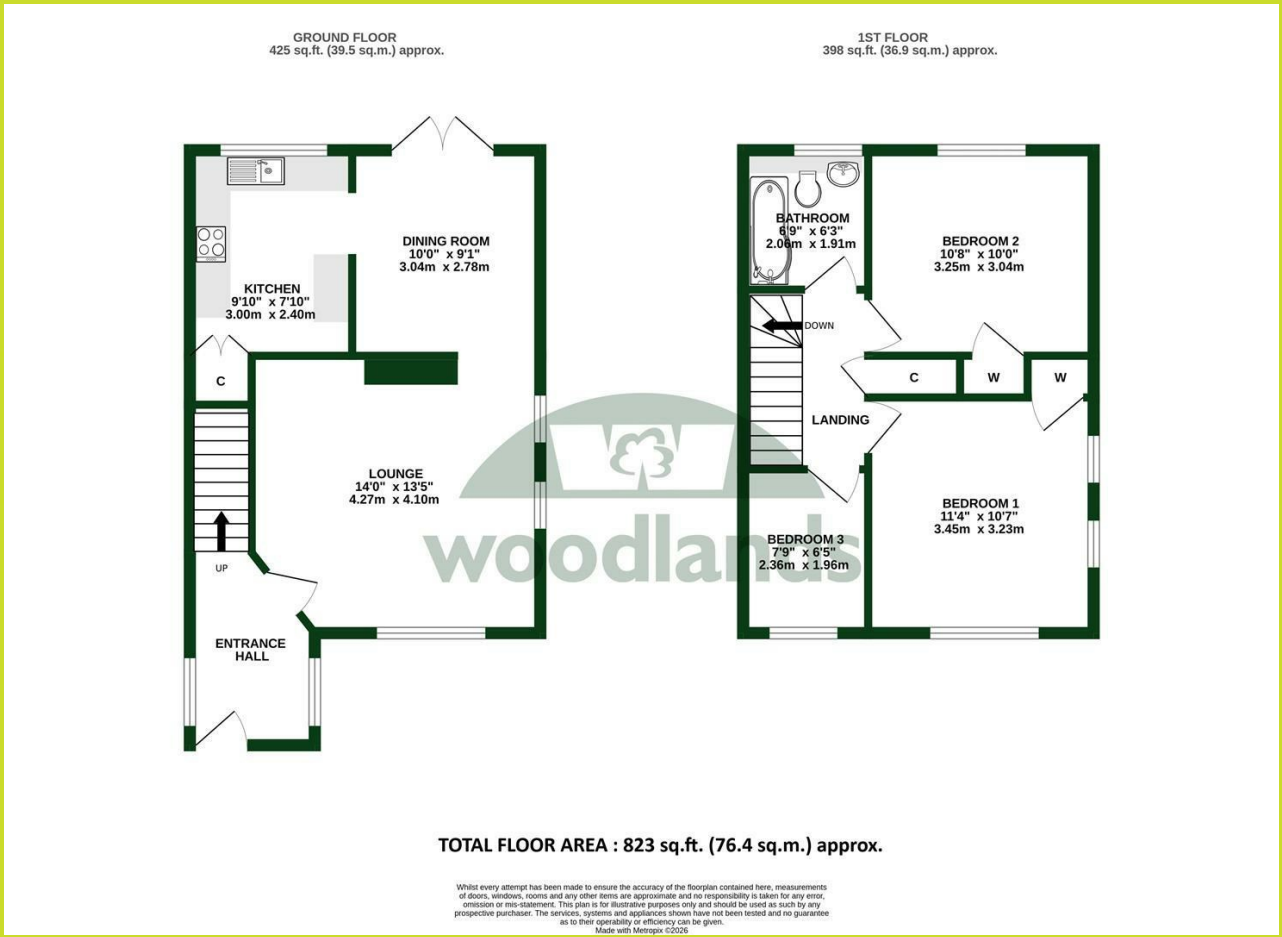
BEDROOM THREE
7'9 x 6'5 (2.36m x 1.96m)

BATHROOM
6'9 x 6'3 (2.06m x 1.91m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

45FT REAR GARDEN



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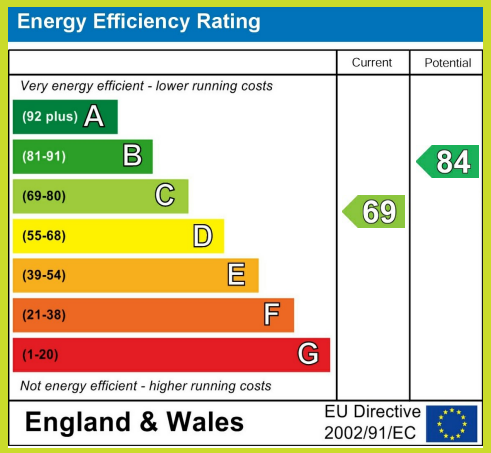

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