





barnard
marcus
for sale
01737 769062
barnardmarcus.co.uk

Delamere Road, Reigate RH2 7RB


barnard
marcus

welcome to
Delamere Road, Reigate

Are you looking for that quintessential family home to put down roots?

This family home has been improved and extended by the current owners and offers the following.

Great parking with three off road spaces and on road parking for visitors. A large garage/workshop perfect for a tradesman or car/bike enthusiast. The house has a large open plan reception space which flows through to the conservatory and kitchen. Upstairs you have four well proportioned bedrooms a family bathroom and an ensuite. Outside both the front and rear gardens are low maintenance and perfect to enjoy a sunny day.

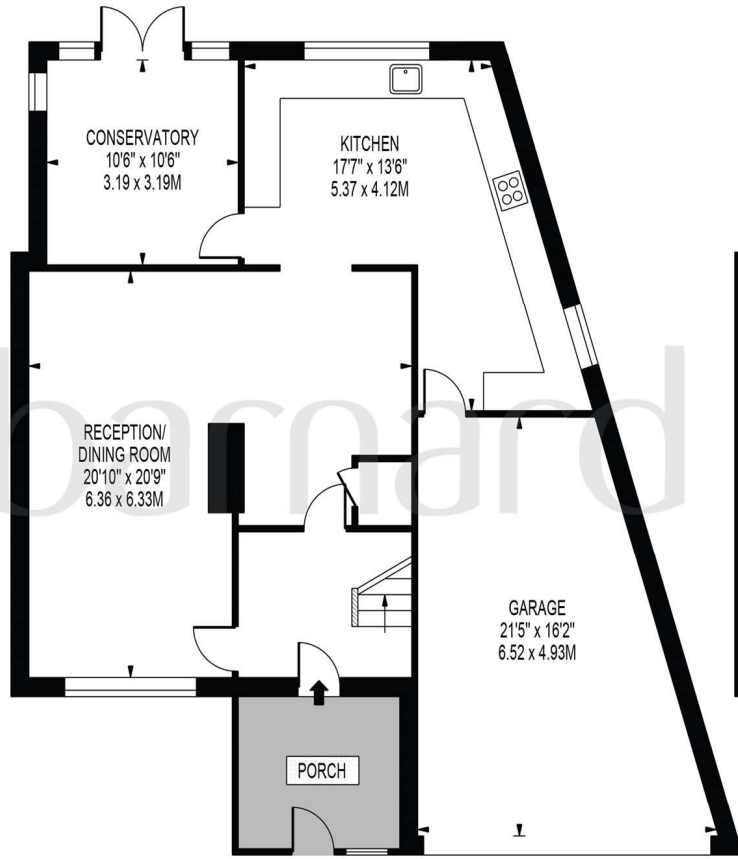


DELAMERE ROAD

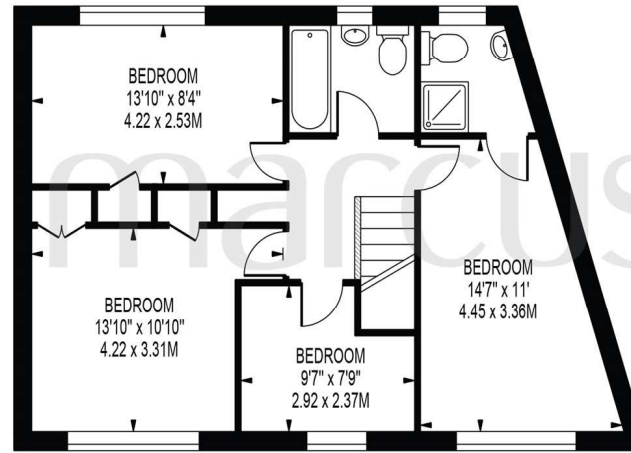
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1399 SQ FT - 130.00 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 284 SQ FT - 26.36 SQ M



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Delamere Road, Reigate

- Four-bedroom semi-detached family home with side and rear extension
- Open plan Lounge/Dining room
- Large extended Garage/workshop with off road parking for 3 cars.
- Extended Kitchen/utility room
- Master bedroom with Ensuite.

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£600,000



view this property online barnardmarcus.co.uk/Property/RDH103754



Property Ref:
RDH103754 - 0017

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Please note the marker reflects the
postcode not the actual property