



31 Yorke Gardens.

Reigate

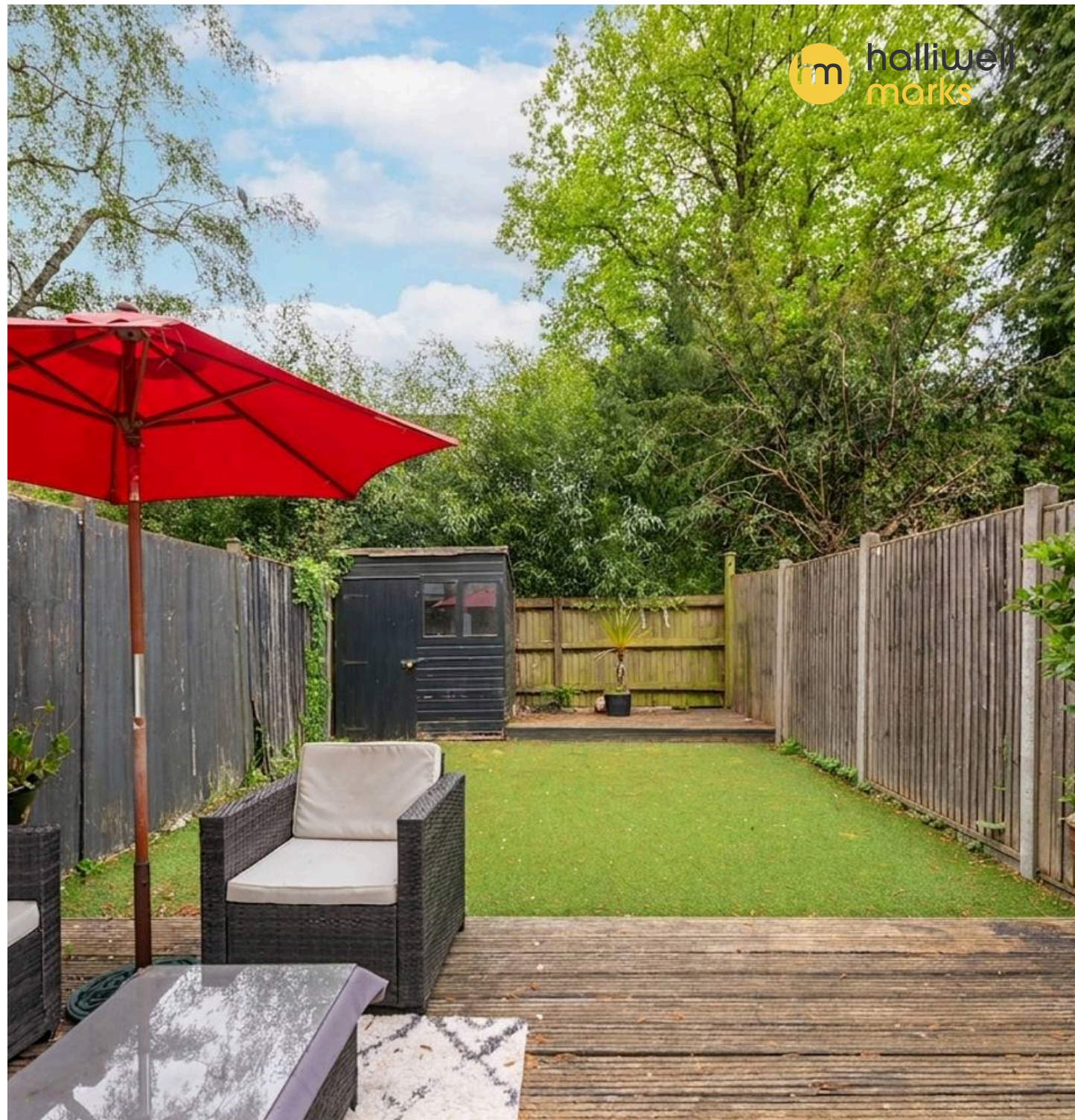
Guide Price **£560,000**



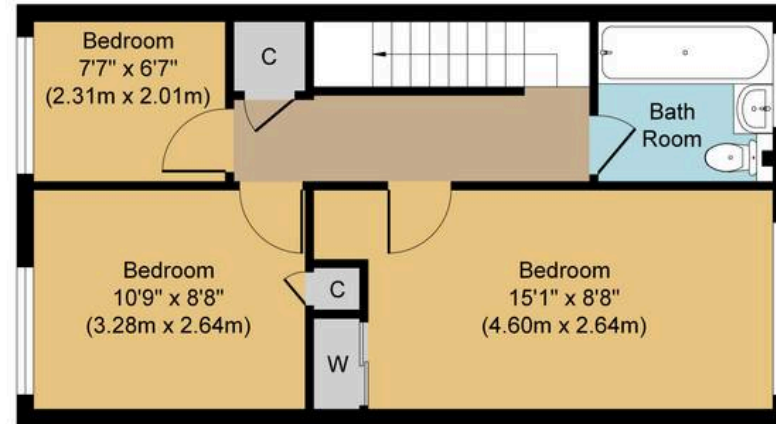
This beautifully presented three bedroom terraced town house is situated in a highly sought-after and quiet cul-de-sac, offering a rare combination of convenience and tranquillity. The property is ideally located within walking distance to both Reigate station and the vibrant town centre, making it perfect for commuters and those who appreciate easy access to a range of amenities. On the ground floor, the welcoming hallway leads to a versatile reception room, which is ideal as a snug, additional bedroom, or a home office, and enjoys direct access onto the south-facing rear garden. A useful cloakroom completes the ground floor. The first floor features a bright and spacious sitting and dining room to the rear, flooded with natural light, while the well-appointed kitchen to the front elevation is fitted with integrated appliances. Upstairs, the second floor offers three comfortable bedrooms, each with generous proportions and ample space for furnishings. These are complemented by a well-maintained family bathroom. The property is also ideally positioned close to several highly regarded local schools, making it an appealing choice for families.

The outside space is equally impressive, with a lovely south-facing rear garden providing an ideal setting for relaxation, outdoor dining, or entertaining friends and family. The garden is mainly laid to lawn, with a patio area that is perfect for enjoying the afternoon sun. Mature borders and fencing provide privacy and a pleasant outlook. To the front, the property benefits from driveway parking as well as a garage, ensuring ample space for vehicles and additional storage. The attractive frontage is well maintained, with neat planting and a welcoming approach. Yorke Gardens is a peaceful cul-de-sac, offering a safe and friendly environment, while still being just moments from the heart of Reigate. This property represents a fantastic opportunity to enjoy comfortable, modern living in a prime location, with excellent transport links and a wealth of amenities on your doorstep.

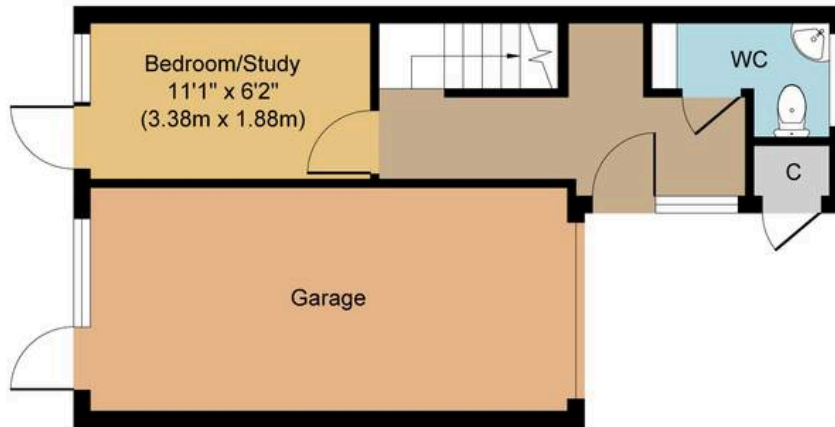
Council Tax band: D.. Tenure: Freehold



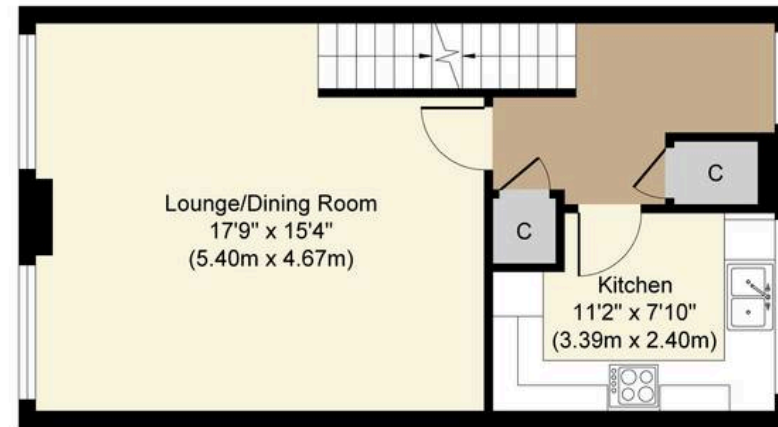




Second Floor
Approximate Floor Area
449 sq. ft
(41.71 sq. m)



Ground Floor
Approximate Floor Area
360 sq. ft
(33.44 sq. m)



First Floor
Approximate Floor Area
449 sq. ft
(41.71 sq. m)

Yorke Gardens, RH2
Approx. Gross Internal Floor Area 1258 sq. ft / 116.86 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.