

New North Road, Reigate

Guide Price £500,000









Well-proportioned period semi-detached home with an approximately 80ft south-facing garden, parking for two cars and approved plans for a significant extension.







This charming two-bedroom semi-detached home has a well-balanced layout, with two good-sized reception rooms, two well-proportioned bedrooms and a south-facing rear garden. Planning permission has also been granted for a substantial extension creating three bedrooms, a separate study and an en-suite.

The ground floor is particularly well arranged, with a comfortable sitting room at the front and a separate dining room leading through to the kitchen and garden. Upstairs, both bedrooms are a good size, with the principal bedroom spanning the width of the house, alongside a family bathroom and useful boarded loft with two VELUX windows.

The south-facing garden is approximately 80 ft in length, with a patio, lawn, established planting and convenient side access. At the far end is a substantial detached outbuilding, which has been improved by the current owners and provides separate utility, storage and home-working space.

The outbuilding is boarded, plastered and divided into two areas, with timber featherboarding to the front. Side access connects the garden to the front of the property, where there is off-street parking for two cars and an external socket currently used for charging a plug-in hybrid.

With its generous proportions and south-facing garden, this is a home that offers plenty to enjoy both inside and out, while being just a short distance from the town centre, local amenities and everything the surrounding area has to offer.



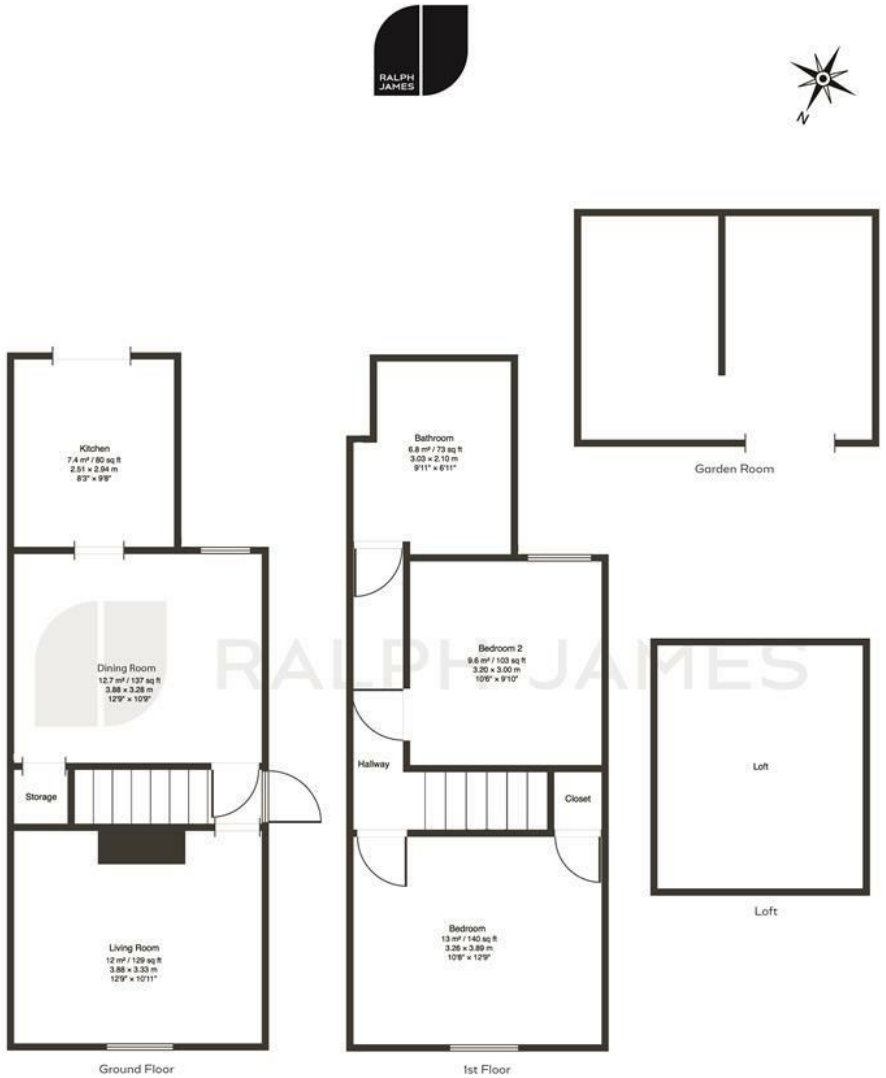
Need to know

- Two generously proportioned double bedrooms
- Separate lounge and dining room
- Driveway providing off-street parking for two sizeable cars
- Approximately 80ft south-facing rear garden with side access
- Substantial detached outbuilding with utility/storage and home-working areas
- Planning permission granted for extension creating three bedrooms, separate study and en-suite
- External power socket currently used for slow PHEV charging
- Useful boarded loft with two VELUX windows
- Close to local schools, nursery, Co-op and countryside walks

Interested?

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New North Road Reigate, RH2 8LZ
Total Aproximately Area: 71.4 m² ...768 sq ft

FOR ILLUSTRATIVE PURPOSES ONLY.

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