



20 Stuart Crescent.

Reigate

Guide Price **£450,000**

 **halliwell
marks**

20 Stuart Crescent

This three-bedroom semi-detached house presents an excellent opportunity for those looking to add value through refurbishment or extension (subject to the necessary planning consents). The property is offered chain free, making for a straightforward purchase with no onward chain. To the front, there is a generous multi-vehicle driveway, providing ample parking space for the household and visitors alike, as well as an additional lean-to or car port for covered parking or storage. Internally, the house benefits from an extended kitchen diner that enjoys plenty of natural light and offers a wonderful space for family meals or entertaining. There is also a separate downstairs living room, ideal for relaxation or hosting guests. The upstairs accommodation comprises three well-proportioned bedrooms, providing flexibility for families, home working, or guest rooms. The property is conveniently located within sought-after school catchments and offers easy access to Reigate town centre, making it ideal for families and commuters.

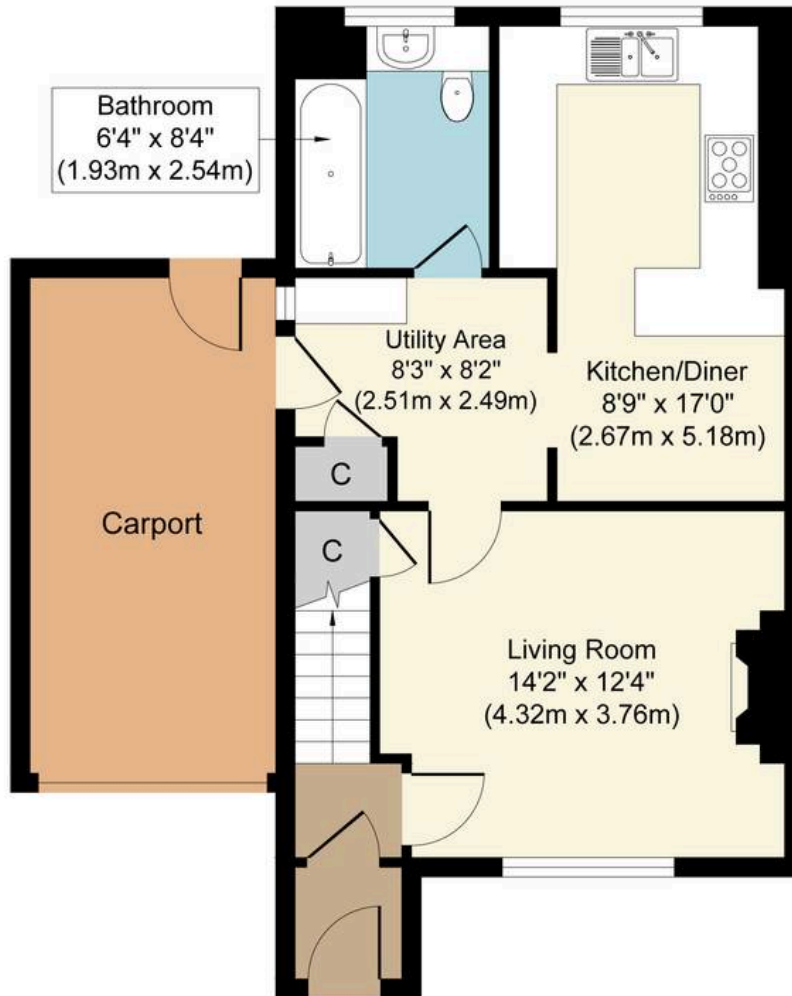
The outside space is a particular highlight, with a large, west-facing rear garden that benefits from afternoon and evening sunshine. This generous garden offers plenty of potential for landscaping, play areas, or further extensions to the side, rear and/or into the loft (subject to necessary planning consents).

Council Tax band: D

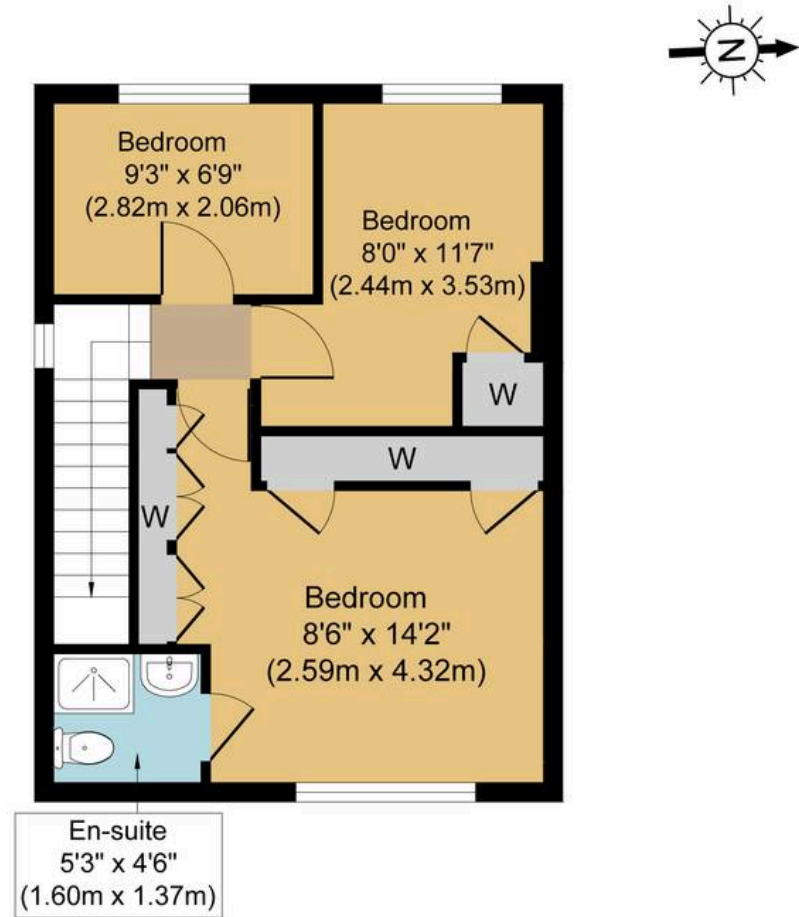
Tenure: Freehold







Ground Floor
Approximate Floor Area
498 sq. ft
(46.29 sq. m)



First Floor
Approximate Floor Area
394 sq. ft
(36.64 sq. m)

Stuart Crescent, RH1

Approx. Gross Internal Floor Area 892 sq. ft / 82.93 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.

