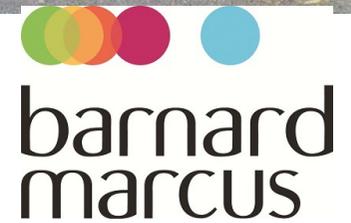




Hitherwood Close, Reigate RH2 0JJ



welcome to

Hitherwood Close, Reigate

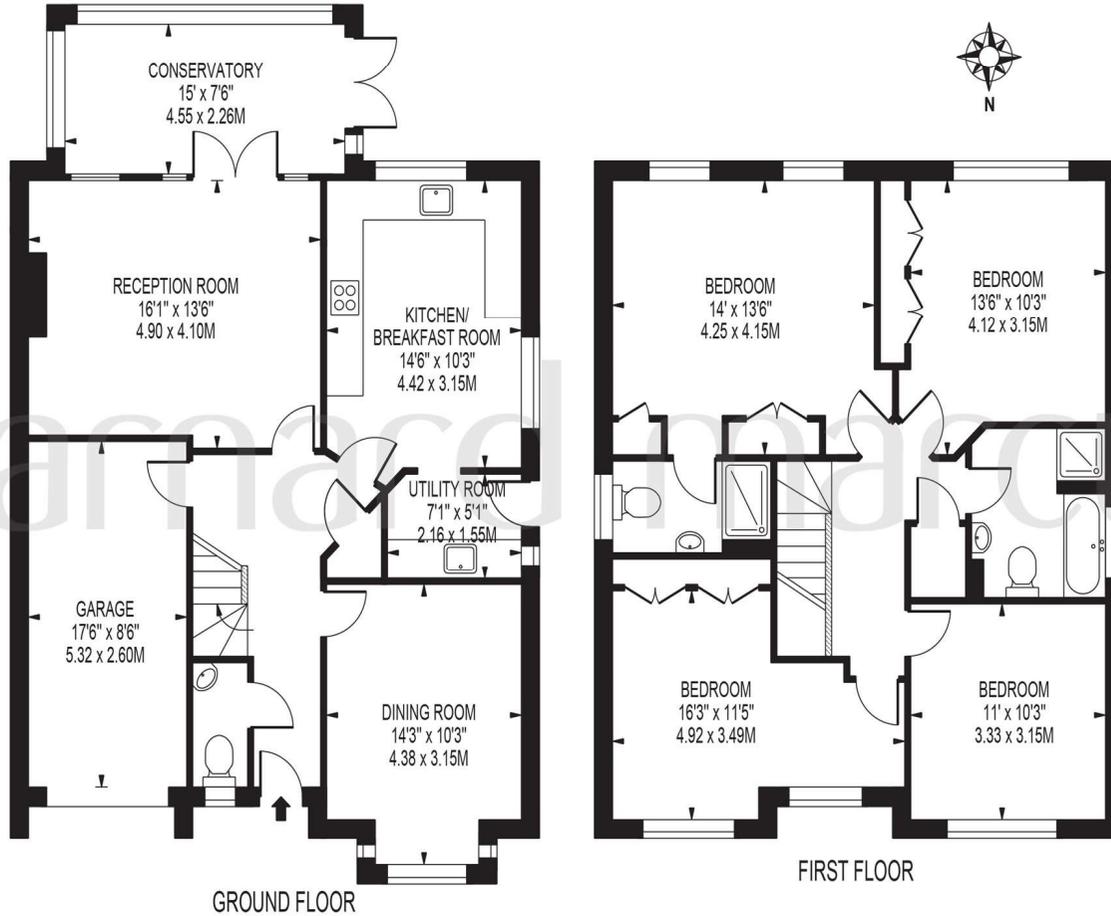
Guide Price (£1,100,000 - £1,150,000) This detached four bedroom is situated at the end of a private close in one of Reigate's most established and sought-after residential areas. The property offers a generous balance of living and bedroom space with a well-tended garden. You have the convenience of being within easy reach of Redhill and Reigate town centres, mainline Railway station, private and state schools and open countryside. This lovely home is designed with the family life in mind. The ground floor accommodation includes a front living room, dining room, kitchen, conservatory, downstairs cloakroom, utility room and access to the southerly facing garden. Upstairs is composed of four generously sized double bedrooms with master bedroom en-suite and four-piece family bathroom. Reigate Town Centre is within easy reach offering a range of shops, restaurants and everyday amenities. Priory Park and Wray Common, with its open green spaces, playground and café is also nearby as highly regarded schools including Reigate Grammer, Holmesdale, Reigate Priory and St Bedes secondary school within very close proximity. You also have easy accessibility to Redhill and Reigate Stations with direct access into London and the M25 is a short drive away. This property represents an opportunity to acquire a detached family home in a prime Reigate setting, combining space, practicality and a location that brings together both town and country side living.



HITHERWOOD CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1652 SQ FT - 153.46 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 149 SQ FT - 13.83 SQ M



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

Hitherwood Close, Reigate

- Guide Price (£1,100,000 - £1,150,000)
- Four double bedrooms + Maion Bedroom with En-suite
- Private road location
- Close to Redhill station and local schools
- Driveway for four cars + garage

Tenure: Freehold EPC Rating: D

Council Tax Band: G

£1,100,000



view this property online barnardmarcus.co.uk/Property/RDH103799



Property Ref:
RDH103799 - 0005

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