



Connells

Rushetts Road
Reigate

Rushetts Road Reigate RH2 7RQ

for sale offers in excess of
£425,000



Set back from the road this three bedroom semi detached family home offers driveway parking & a secluded rear garden which offers an expanse of lawn, mature & well established borders & a large patio along perfect for alfresco dining along with access to a large work shop which leads to an additional store room.

Once inside the home the layout flows effortlessly & boasts lots of natural daylight throughout.

The living room is a wonderful space to unwind & relax in & is perfect for family time on a lazy Sunday afternoon & it has been recently redecorated & new flooring has been laid.

The open plan kitchen & dining room is both practical & sociable. The current owners have utilised the space well to maximise on storage with ample wall & base units along with plenty of work top space to prepare meals & there is space to house appliances.

The dining area offers space for a large table & chairs where you can gather the family together at meal times.

Upstairs to the first floor there is access to loft space where the combi boiler is housed. The three bedrooms are well proportioned, two doubles & a large single bedroom & a family bathroom completes the accommodation.

The house is ideally placed for access to Reigate or Redhill, both with mainline train stations to London, as well as excellent shops & major employers & renowned schools with ofsteds good or outstanding. If it is leisurely strolls that you are after there is open countryside within easy reach too.



Ground Floor

Entrance Porch

Entrance Hallway

Living Room

13' x 12' 8" (3.96m x 3.86m)

Kitchen / Dining Room

19' 3" x 9' 1" (5.87m x 2.77m)

First Floor

Landing

Bedroom One

12' 9" Into Door Recess x 11' 1" (3.89m Into Door Recess x 3.38m)

Bedroom Two

12' 9" Into Door Recess x 10' 9" (3.89m Into Door Recess x 3.28m)

Bedroom Three

10' 7" Max x 7' 9" Max (3.23m Max x 2.36m Max)

Bathroom

7' 8" x 5' 5" (2.34m x 1.65m)

Outside

Rear Garden

Workshop

26' 4" x 4' 9" (8.03m x 1.45m)

Store Room

Driveway Parking

Front Garden









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01737 774 277
E redhill@connells.co.uk

43 Station Road
 REDHILL RH1 1QH

EPC Rating: D

Tenure: Leasehold

view this property online [connells.co.uk/Property/RED406452](https://www.connells.co.uk/Property/RED406452)

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: RED406452 - 0003