



12 HARTSWOOD AVENUE, REIGATE, SURREY, RH2 8ET
£550,000

EXTENDED FAMILY HOME IN SOUTH REIGATE WITH A STUNNING 140FT SOUTH WESTERLY REAR GARDEN.

This 1930s semi detached home is located in a sought after residential road close to well regarded schools including Sandcross and Reigate Secondary. There are local shops within walking distance and Reigate Town centre and Priory Park are also easily accessible.

The house provides flexible accommodation and still has scope for a loft conversion if further space was needed. From the entrance hall the left hand side of the house is an open plan front to back kitchen, dining, living space of over 35ft with a fitted kitchen at the garden end and plenty of space for tables and sofas to make that sought after family living space. There is a separate 15ft lounge with large bi-fold doors that open out on the garden. Also on the ground floor there is a multi purpose room that could be a home office, playroom, or 4th bedroom, off which is the utility room that could be re-purposed as a shower room if wanted. The downstairs cloakroom is accessed from the hallway.

Upstairs there are three bedrooms, two of which are good doubles, and a family bathroom. The house is double glazed throughout and has gas heating to radiators.

Outside is where this property really stands apart from others. The south west facing rear garden extends to about 140ft, backs onto a small park area, and has been designed and planted by a professional gardener. The large patio area has a waterfall cascade feature and fitted sail shades, the garden is then divided into three further areas including a large lawn, a landscaped section with pathways and mature planted beds, and numerous seating areas making it a fantastic haven from a busy lifestyle.

This property is a real must see and viewings are available by appointment.

- **EXTENDED FAMILY HOME**
- **FLEXIBLE ACCOMMODATION**
- **15FT LOUNGE**
- **SOUGHT AFTER LOCATION**
- **BLOCK PAVED DRIVEWAY**
- **THREE BEDROOMS**
- **OFFICE/PLAYROOM/BED 4**
- **OPEN PLAN KITCHEN/DINER**
- **GAS HEATING TO RADIATORS**
- **STUNNING REAR GARDEN**





ROOM DIMENSIONS:

ENTRANCE PORCH

ENTRANCE HALL

CLOAKROOM

LOUNGE

15'0 x 12'2 (4.57m x 3.71m)

KITCHEN/DINING/LIVING ROOM

35'9 x 10'0 (10.90m x 3.05m)

RECEPTION 3/STUDY/BED 4

16'0 x 6'4 (4.88m x 1.93m)

UTILITY ROOM

9'2 x 6'2 (2.79m x 1.88m)

BEDROOM ONE

14'0 x 10'0 (4.27m x 3.05m)

BEDROOM TWO

11'8 x 10'0 (3.56m x 3.05m)

BEDROOM THREE

6'11 x 5'8 (2.11m x 1.73m)

FAMILY BATHROOM

7'2 x 5'8 (2.18m x 1.73m)

GAS CENTRAL HEATING

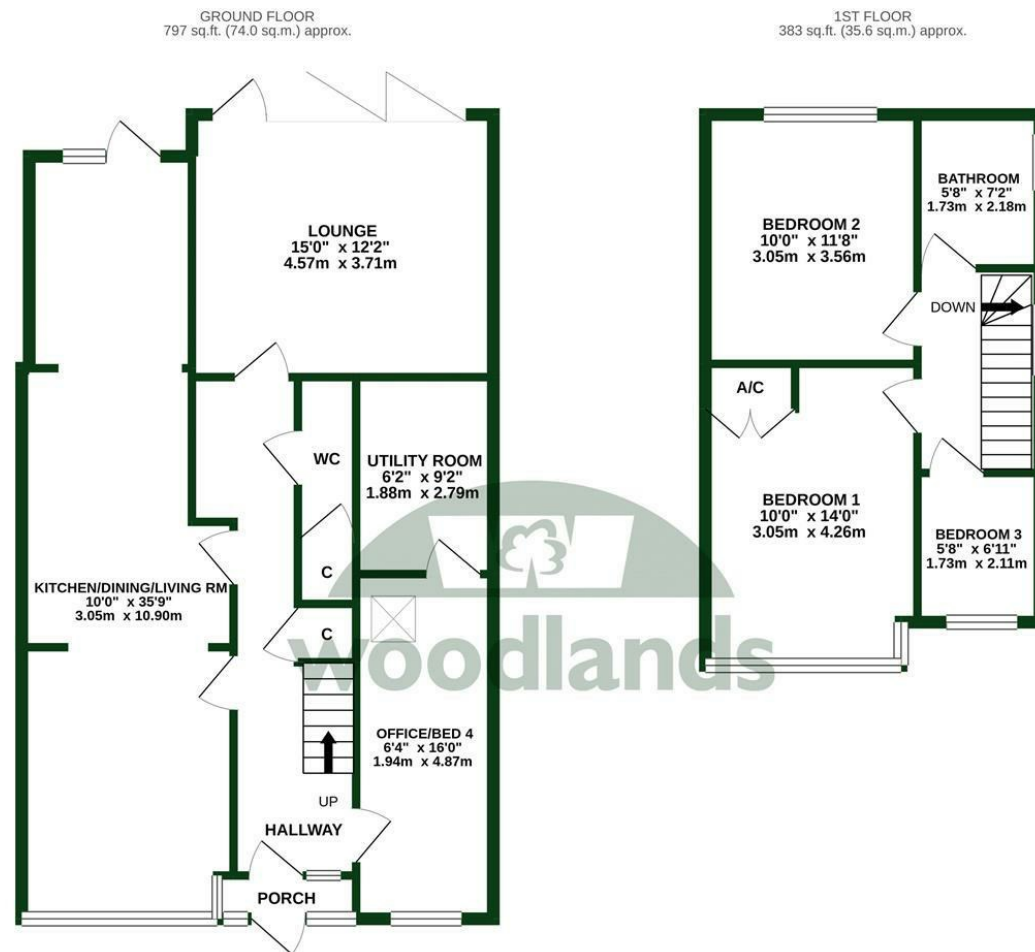
DOUBLE GLAZED WINDOWS

SOUTH WEST FACING 140FT REAR GARDEN

OFF ROAD PARKING FOR TWO CARS

COUNCIL TAX BAND: E





TOTAL FLOOR AREA: 1180 sq.ft. (109.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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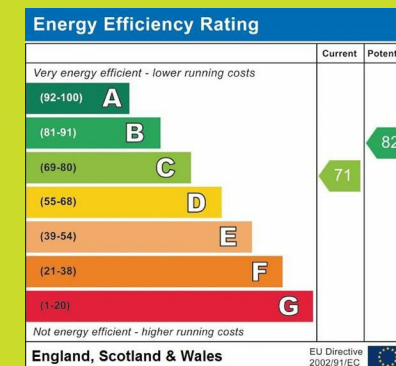
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