



25 RUSHETTS ROAD, REIGATE, SURREY, RH2 7RQ

£440,000

FREEHOLD

Bright and well presented three bedroom house, located within easy reach of local shops and excellent schools.

This terraced house has a good size driveway to the front, that will comfortably accommodate two cars. Through the front door there is a very handy porch area which doubles as a utility area. The living room is a great size, and has double doors to the garden, as well as a door through to a stylish kitchen/dining room, that is dual aspect with a window to the front and double doors to the garden. On the first floor you have a landing with loft access, then there are three good size bedrooms and a dual aspect family bathroom.

At the rear you have a 40ft garden, that faces just off south, and has both lawn and patio areas, with fenced boundaries.

The highly popular Dovers Green School is just around the corner, with the addition of Reigate School less than half a mile away, meaning your schooling needs are well looked after. There is a great selection of local shops, including a traditional butchers, bakers and plenty of food outlets, and you have the beautiful Earlswood lakes just around the corner.

Reigate's pretty town centre is located just over a mile away, and offers a wonderful selection of high street shops, restaurants and green spaces, including Priory park, which regularly hosts events.

- **POPULAR LOCATION**
- **SPACIOUS LOUNGE**
- **THREE BEDROOMS**
- **PORCH/UTILITY SPACE**
- **COUNCIL TAX BAND: D**
- **CLOSE TO SCHOOLS**
- **KITCHEN/DINING ROOM**
- **DUAL ASPECT BATHROOM**
- **DRIVEWAY FOR TWO CARS**
- **EPC RATING: D**





ROOM DIMENSIONS:

ENTRANCE PORCH/UTILITY AREA
10'8 x 3'1 (3.25m x 0.94m)

LOUNGE
19'6 x 11'11 (5.94m x 3.63m)

KITCHEN/DINING ROOM
19'6 x 8'10 (5.94m x 2.69m)

FIRST FLOOR

LANDING
7'1 x 5'10 (2.16m x 1.78m)

BEDROOM ONE
10'9 x 10'4 (3.28m x 3.15m)

BEDROOM TWO
11'5 x 8'6 (3.48m x 2.59m)

BEDROOM THREE
8'9 x 7'9 (2.67m x 2.36m)

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

GAS CENTRAL HEATING

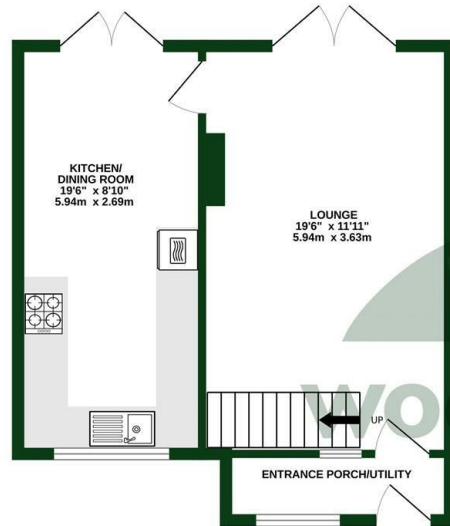
DOUBLE GLAZED WINDOWS

40FT REAR GARDEN

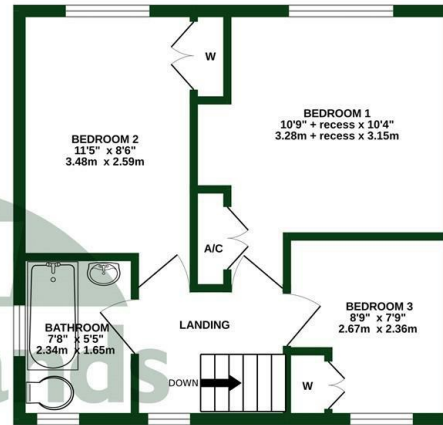
DRIVEWAY WITH PARKING FOR TWO CARS



GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (78.0 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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