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**38 REEVE ROAD, REIGATE, SURREY, RH2 7PH**

**£450,000**

**FREEHOLD**

This much loved family home is perfectly located to make the most of the extensive green spaces nearby, as well as the excellent array of local shops and outstanding schools.

Built in the 1950's and extended at some point in the 1970's, this semi detached house offers great potential for a buyer to make their mark.

The property has an entrance hall with storage under the stairs and a spacious living room with a bay window to the front. In addition there is a large, extended dining/family room at the rear with direct access to the garden, and a door to an extended kitchen, which itself has a larder cupboard and a double glazed door to the side. Upstairs you have three bedrooms and a modern shower room, as well as a loft storage area accessed off the landing.

To the front of the house there is a lawn garden with a walled boundary, that would lend itself to the creation of additional parking if required. You also have a driveway to the side which leads to a single garage with an up and over door.

At the rear there is a 45ft, westerly aspect garden that is mostly laid to lawn with a patio area, fenced boundaries, side access and a door to the single garage.

Only a third of a mile from the house there is an outstanding secondary school, and a handy parade of shops, which include a Co-op local, a traditional butchers, bakers, and a chemist. Reigate's historic town centre is a mile and a quarter to the north, and has a great range of high street shops, restaurants and bars, as well as a Morrisons superstore and the beautiful Priory Park.

- NO CHAIN
- EXTENDED
- SOUTH/WEST FACING GARDEN
- GREAT SCHOOLS
- COUNCIL TAX BAND: D
- CUL DE SAC
- THREE BEDROOMS
- GARAGE
- CLOSE TO SHOPS
- EPC RATING: D





**ROOM DIMENSIONS:**

**ENTRANCE HALL**

11'4 x 5'8 (3.45m x 1.73m)

**LOUNGE**

14'8 x 11'8 (4.47m x 3.56m)

**KITCHEN**

12'6 x 7'5 (3.81m x 2.26m)

**DINING/FAMILY ROOM**

19'9 x 9'3 (6.02m x 2.82m)

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**

11'3 x 10'9 (3.43m x 3.28m)

**BEDROOM TWO**

11'0 x 10'11 (3.35m x 3.33m)

**BEDROOM THREE**

7'11 x 6'5 (2.41m x 1.96m)

**SHOWER ROOM**

7'7 x 6'0 (2.31m x 1.83m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**45FT GARDEN**

**GARAGE**

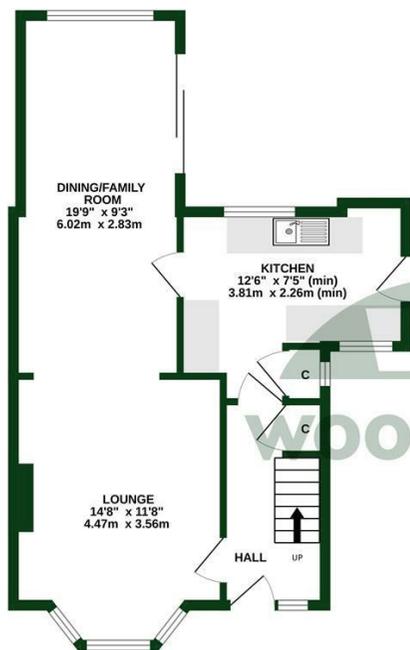
16'11 x 9'0 (5.16m x 2.74m)

**OUTBUILDING**

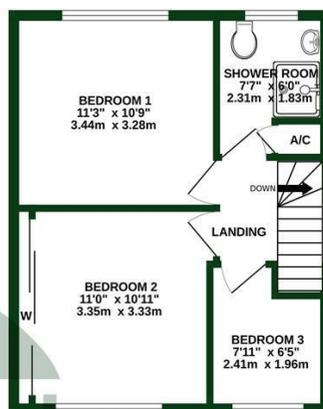
11'3 x 5'8 (3.43m x 1.73m)



GROUND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (82.9 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>75</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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