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33 WINDMILL WAY, REIGATE, SURREY, RH2 0JB
£795,000
FREEHOLD

Spacious four bedroom detached home in a quiet cul de sac location, with a large garage and off road parking.

Offered for sale with the benefit of no onward chain, this detached house is well presented and has superb living space.

Through the front door there is a hallway with built in storage under the stairs and a cloakroom. You have a triple aspect living room, with sliding doors to a conservatory as well as double doors to a separate dining room. The kitchen is modern with granite worksurfaces and integrated appliances, a window to the rear overlooking the kitchen and a door to the side access. On the first floor there is a bright landing, with loft access, four good size bedrooms, a modern bathroom and an en-suite shower room.

To the front there is a driveway for off road parking and also a front garden. There is a side access which leads through to a 60ft x 45ft garden, that has both patio and lawn areas, with some mature trees and fenced boundaries.

The house is close to some beautiful green spaces, as well as some of the areas most desirable schools, including St Bedes and The Royal Alexander and Albert. You are just over a mile away from Reigate town centre, which has maintained its historic market town feel, with a superb selection of high street shops, pubs and some exceptional restaurants. You are also within easy reach of Redhill town centre, where you have a multi screen cinema complex and direct train links to central London, Gatwick and Reading.

- **DETACHED HOME**
- **FOUR BEDROOMS**
- **LOUNGE AND DINING ROOM**
- **GARAGE AND PARKING**
- **COUNCIL TAX BAND: F**
- **NO CHAIN**
- **BATHROOM AND ENSUITE**
- **KITCHEN WITH APPLIANCES**
- **CUL DE SAC LOCATION**
- **EPC RATING: E**

ROOM DIMENSIONS:

ENTRANCE HALL
12'9 x 6'4 (3.89m x 1.93m)

CLOAKROOM
5'7 x 2'9 (1.70m x 0.84m)

LOUNGE
16'7 x 10'0 (5.05m x 3.05m)

DINING ROOM
9'10 x 9'7 (3.00m x 2.92m)

KITCHEN
13'4 x 8'9 (4.06m x 2.67m)

CONSERVATORY
10'3 x 8'5 (3.12m x 2.57m)

FIRST FLOOR

LANDING
12'4 x 6'4 (3.76m x 1.93m)

BEDROOM ONE
16'8 x 10'0 (5.08m x 3.05m)

BEDROOM TWO
9'9 x 9'5 (2.97m x 2.87m)

SHOWER ROOM
7'11 x 6'0 (2.41m x 1.83m)

BEDROOM THREE
9'10 x 8'7 (3.00m x 2.62m)

BEDROOM FOUR
9'11 x 9'10 (3.02m x 3.00m)

BATHROOM
6'9 x 6'0 (2.06m x 1.83m)

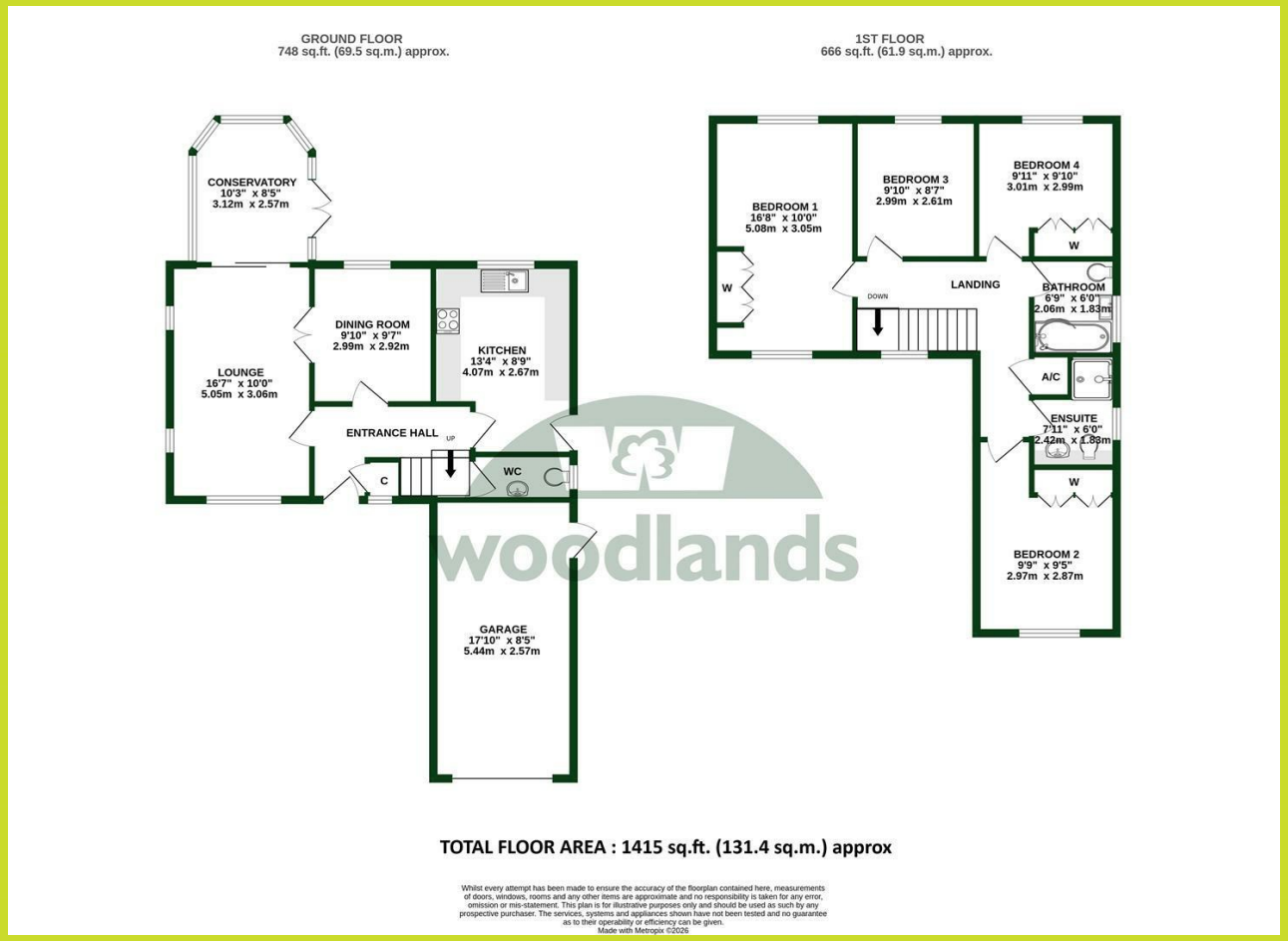
GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

DRIVEWAY WITH OFF ROAD PARKING

GARAGE
17'10 x 8'5 (5.44m x 2.57m)

REAR GARDEN



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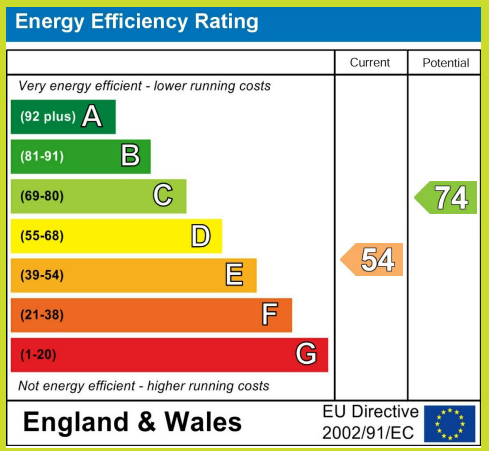

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