



21 NEW CAUSEWAY, REIGATE, SURREY, RH2 7PE
GUIDE PRICE £550,000
FREEHOLD

IMPOSING DOUBLE FRONTED FAMILY HOME WITH A LARGE REAR GARDEN
LOCATED CLOSE TO LOCAL SHOPS AND HIGHLY REGARDED SCHOOLS

Built in the 1950's this rarely available home was commissioned and built as Police accommodation and is not only larger but has a bigger garden than the majority of the houses within the neighbouring roads.

Through the front door there is an entrance hall with stairs to the first floor. To the left is a dual aspect lounge that has double doors to the conservatory which in turn has direct access to the rear garden. To the right of the hall there is a spacious kitchen/dining room which is also dual aspect and has a breakfast bar and a side door. To the front there is an additional door which opens to a utility room beyond which is an inner hallway that has a door to a well appointed wet room and a door into the kitchen as well as access to the rear garden.

On the first floor there is a landing which has a double glazed window overlooking the garden, there are three bedrooms and a modern family bathroom with ample storage.

Outside you have a driveway to the front giving you off road parking for two/three cars, at the rear there is a flat 90ft garden that is 40ft wide and has an extensive lawn as well as a raised deck. At the foot of the garden there is a superb home office which measure 13ft x 10ft and has power, light and internet connected.

Nearby there is a good range of local shops only a few minutes walk away, you also have some excellent schools and lots of public green spaces. Reigate's historic town centre is just over a mile to the north where you will find an array of high street shops as well as a broad choice of restaurants and bars.

- SPACIOUS HOME
- 17FT LOUNGE
- CONSERVATORY
- THREE BEDROOMS
- COUNCIL TAX BAND: D
- 90FT GARDEN
- KITCHEN/DINING ROOM
- UTILITY ROOM
- WET ROOM & FAMILY BATHROOM
- EPC RATING: C





ROOM DIMENSIONS:

ENTRANCE HALL
5'5 x 4'4 (1.65m x 1.32m)

WET ROOM
7'8 x 6'5 (2.34m x 1.96m)

LOUNGE
17'11 x 12'0 (5.46m x 3.66m)

KITCHEN/DINING ROOM
17'10 x 12'0 (5.44m x 3.66m)

CONSERVATORY
12'4 x 8'8 (3.76m x 2.64m)

UTILITY ROOM
10'2 x 6'0 (3.10m x 1.83m)

COVERED SIDE ACCESS
8'3 x 3'3 (2.51m x 0.99m)

BEDROOM ONE
15'5 x 10'0 (4.70m x 3.05m)

BEDROOM TWO
12'0 x 9'11 (3.66m x 3.02m)

BEDROOM THREE
8'8 x 7'8 (2.64m x 2.34m)

BATHROOM
8'8 x 5'5 (2.64m x 1.65m)

GARDEN OFFICE
13'4 x 10'1 (4.06m x 3.07m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

90FT REAR GARDEN

OFF ROAD PARKING





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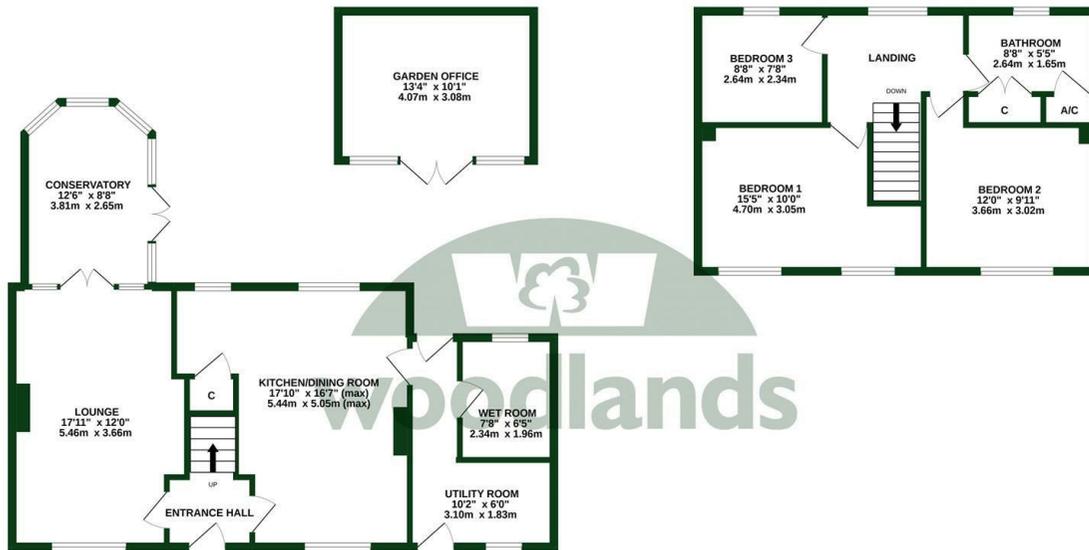
The Property Ombudsman

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naea propertymark PROTECTED

GROUND FLOOR
850 sq.ft. (79.0 sq.m.) approx.

1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1327 sq.ft. (123.3 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	69	
(55-68) D		
(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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