



## 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**

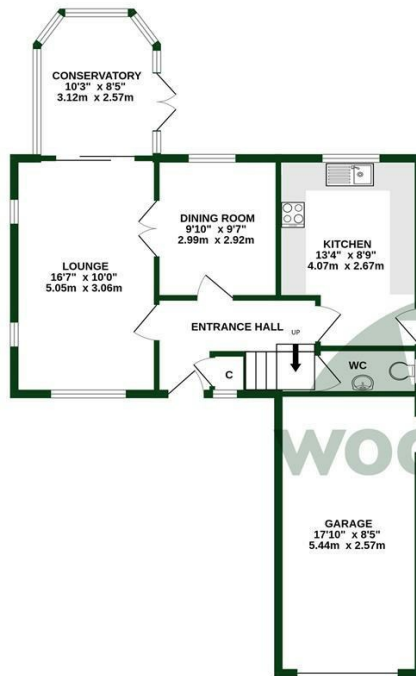
**DRIVEWAY WITH OFF ROAD PARKING**

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

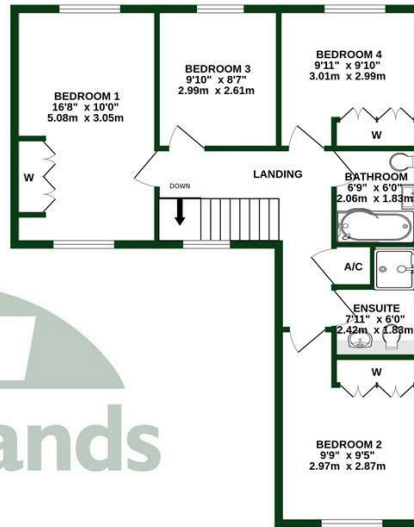
**REAR GARDEN**



GROUND FLOOR  
748 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR  
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 1415 sq.ft. (131.4 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>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</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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