



3 Lyndhurst Road, Reigate, RH2 8JW

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J A M E S D E A N
E S T A T E A G E N T S

A good-sized hallway welcomes you into the property and cupboards under the stairs provide ample cloak room storage. At the front, the sitting room with bay window provides a space for relaxation and play, whilst the open plan kitchen and dining room sit at the heart of the home overlooking the garden, which is accessed from the dining room by patio doors, with additional access from the kitchen. The kitchen features a breakfast bar with sink, gas hob and oven with freestanding dishwasher and fridge freezer. Alcoves in the dining room either side of the gas fireplace and chimney breast provide further opportunity for storage.

Upstairs you cannot help but be surprised by the generous landing with two additional cupboards for storage, and here is the magic of this property. Currently at the back of the house the



modernised airy and light, white tiled family bathroom with bath shower and sink sits next to a separated W.C. Also at the back, bedroom two is a good-sized double with fitted wardrobes and a period fireplace. Bedroom one looks out to the front and is also a good-sized double with period fireplace. Bedroom three is currently being used as an office, has the potential to become the family bathroom whilst the current bathroom becomes the third good sized double making this home prime for harmonious family living.

Outside the southwest facing garden has a patio which enjoys views out onto a generous lawned area which is perfect for play. This property also offers the advantage of off-road parking for two, as well as side access into the garden through the gated arch and exceptional extension potential (STPC). Situated in community spirited South Park, the property is in a fantastic position to enjoy a plethora of amazing local schools including the highly regarded Reigate School and Sandcross school. Walking through Priory Park into Reigate is a particular joy of the area as well as having local conveniences and excellent bus links.

Guide Price £400,000



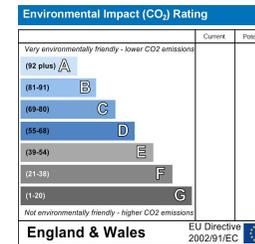
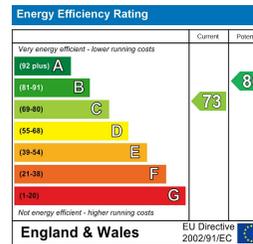
Floor plan



Lyndhurst Road, RH2
 Approx. Gross Internal Floor Area 950 sq. ft / 88.28 sq. m

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