



206 Sandcross Lane, Reigate, Surrey, RH2 8LL

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Guide Price £495,000 - £525,000. This three bedroom family home has been modernised and impeccably finished by the current vendors; every room has been tastefully decorated throughout. The spacious living room extends to the modern kitchen dining room, the well-appointed kitchen benefits from integrated appliances & Quartz worksurfaces. Doors open from the dining room to the conservatory. The first floor comprises; a generous master bedroom, second double bedroom, bedroom three and a newly fitted bathroom suite which again has been tastefully improved.

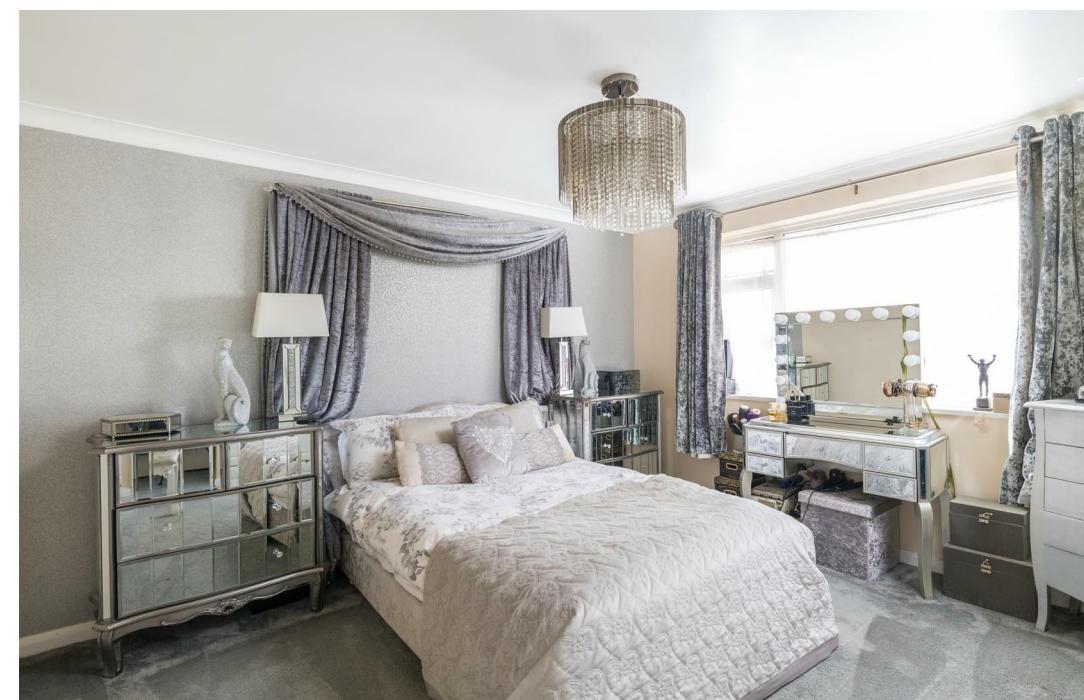


There is off street parking & a garage with a side door allowing access to the rear garden, designed to be low maintenance with defined paved patio areas.

The property is conveniently located within walking distance to the local convenience stores and Schools including Sandcross Primary School, Reigate School & Dover Green School. Reigate town offers a wide range of well-known high street brand names along with individual boutique shops, cafes & eateries. Reigate also boasts a range of highly regarded schools such as Reigate Grammar, Sandcross, Dunottar, Micklefield, Holmesdale, Reigate Priory, Reigate Secondary School and Reigate College.

It's also a very popular location for all types of commuters with direct links from Reigate train station to London Victoria while the M25 Junction 8 is also easily accessible.

**NOW UNDER OFFER SIMILAR PROPERTIES REQUIRED**



# Floor plan



TENURE: Freehold  
Council Tax Band: D



Energy Efficiency Rating	
Very energy efficient - lower running costs (92 plus)	A
(81-91)	B
(69-80)	C
(58-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
<i>Not energy efficient - higher running costs</i>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A
(81-91)	B
(69-80)	C
(58-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.

**J A M E S D E A N**



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