



3 Penfold Close, Reigate, RH2 7AZ

[www.jamesdeanproperty.co.uk](http://www.jamesdeanproperty.co.uk)



# JAMES DEAN

ESTATE AGENTS

JamesDean are pleased to bring to the market this beautifully presented, modern four-bedroom, two-bathroom end-of-terrace home, Situated in a favourable and convenient location, it benefits from excellent local amenities and transport links nearby.

The property comprises a spacious open-plan kitchen, dining, and living area, complete with bifold doors that open onto an astroturfed rear garden, offering a low-maintenance outdoor space ideal for relaxing or entertaining.

The kitchen is fully equipped with a fridge freezer, washing machine, dishwasher, electric oven, and gas hob. The first floor hosts the principal bedroom, featuring a built-in wardrobe and en-suite shower room. There is also a generously sized second double bedroom, a third single bedroom, and a modern family bathroom. The second



floor offers a versatile fourth bedroom, which could also be used as a home office, providing flexible living accommodation.

Further benefits include allocated parking for two cars.

EPC: B

Council Tax: E

Household income required: £75,000.00pa

Reigate town offers a wide range of well-known high street brand names along with individual boutique shops, cafes & eateries. If you enjoy dining out, then Reigate will cater for almost every culinary delight. Whether it's breakfast, lunch or dinner you can choose from a wealth of favourites including: Bill's, Wagamama, Pizza Express, Nando's, Buenos Aires Steakhouse, Café Nero located within the Bell Tower, Costa and Starbucks. Reigate is also well known for its quality independent eateries, clothing shops, jewellers, hairdressers & barbers. Our personal favourites are Canakin a family run coffee shop located next to our high street office, Robert & Edwards Butchers selling a wide range of quality local produce.

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

**£2,500 Per Calendar Month**



# Floor plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

TENURE:  
Council Tax Band: E

[www.jamesdeanproperty.co.uk](http://www.jamesdeanproperty.co.uk)



**JAMES DEAN**  
ESTATE AGENTS

67 HIGH STREET, REIGATE, RH2 9AE  
T: 01737 242331 F: 01737 243481  
E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ  
T: 01293 784411 F: 01293 784422  
E: info@jamesdeanproperty.co.uk

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.