



30a Sandcross Lane, Reigate, RH2 8EL

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Luxurious and completely picturesque throughout, is this three-bedroom end of terrace home nestled away within the heart of Reigate. The property boasts a completely modern spacious feel, as well as superb upgrades. There are excellent transport links into London, Gatwick airport and Brighton.

The ground floor comprises: entrance hall, lounge with stunning feature box bay window - ideal for the cosy winter months, dining room, beautiful bespoke kitchen with an array of high end integrated appliances, downstairs cloak/utility room.

The first-floor benefits from three bedrooms and contemporary bathroom.



Outside there is a landscaped garden to the rear, which offers low maintenance upkeep and a great deal of seclusion, a fabulous patio area, a laid to lawn area and studio/home office. Ideal for entertaining garden parties and BBQ's in the warm summer months with friends and family. This is a completely rare opportunity for a purchaser to buy this home and is going to be a complete forever home for a growing family.

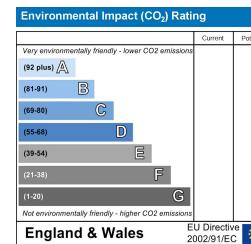
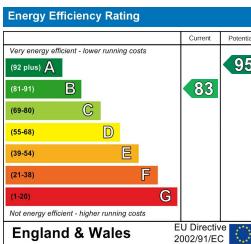
Council Tax Band - D

EPC Rating - B

Offers In Excess Of £475,000



# Floor plan



TENURE: Freehold  
Council Tax Band: D

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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.