



30a Sandcross Lane, Reigate, RH2 8EL

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JAMES DEANE
ESTATE AGENTS

Luxurious and completely picturesque throughout, is this 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.

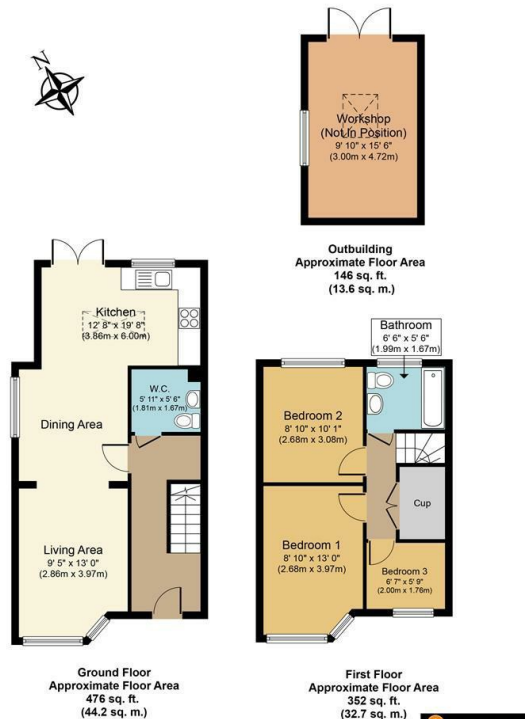
Council Tax Band - D

EPC Rating - B

Offers In Excess Of £475,000



Floor plan



Sandcross Lane, RH2
Approx. Gross Internal Floor Area 974 sq. ft. (90.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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
83	95
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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

TENURE: Freehold
Council Tax Band: D

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