



**1 Rowan Close.**

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# 1 Rowan Close

Nestled within a serene neighbourhood, this charming three-bedroom semi-detached house is a perfect family retreat. Boasting three double bedrooms, the property offers ample space for both relaxation and entertaining. The spacious dual aspect lounge floods with natural light, creating a welcoming ambience. The open plan kitchen/dining room provides a versatile space for family meals and gatherings. Convenience is key with the inclusion of a cloakroom/ WC and off-road parking for two cars. The property also holds exciting potential for extension across the rear and to the side, allowing for future customisation and enhancement to suit individual needs. Benefiting from its proximity to woodlands such as Earlswood and Redhill commons, along with local amenities and parks, this home strikes the perfect balance between urban convenience and suburban tranquillity. Just a short walk away lie a selection of excellent local schools, ensuring quality education options for families. Additionally, the property is chain-free, offering a seamless transition into a new chapter of tranquil suburban living.

Enjoy the serene outdoors in the large sunny rear garden, a picturesque space for alfresco dining, gardening or simply unwinding in the fresh air. The expansive garden provides a blank canvas for landscaping creativity, allowing for the personalisation of an outdoor oasis tailored to individual tastes and preferences. Embrace the joys of outdoor living with the potential to create a sanctuary right at home. Whether it is hosting barbeque gatherings, building a play area for children, or cultivating a vibrant garden retreat, the spacious rear garden offers endless possibilities for outdoor enjoyment. Experience the pleasure of living amidst the beauty of nature, right in the comfort of your own backyard. A serene haven awaits in the ample outdoor space, beckoning the new owners to create lasting memories in this charming suburban retreat.

Council Tax band: G. Tenure: Freehold

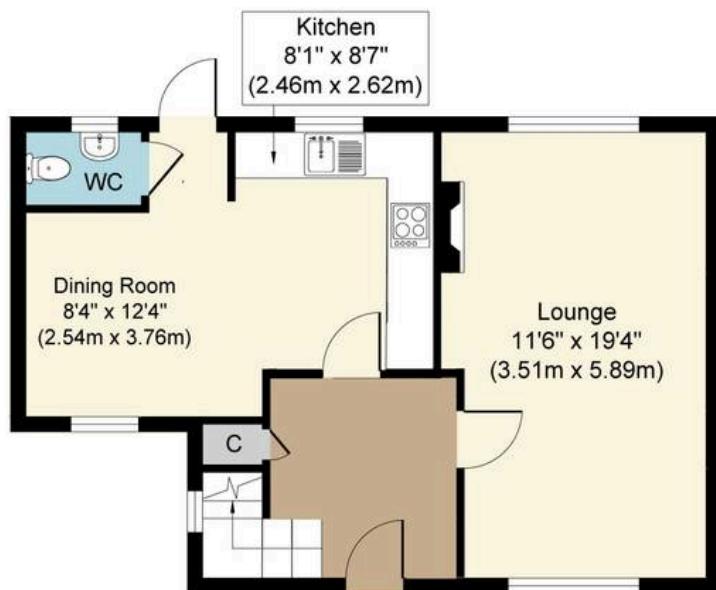


- Three Double Bedroom Semi-detached Family Home

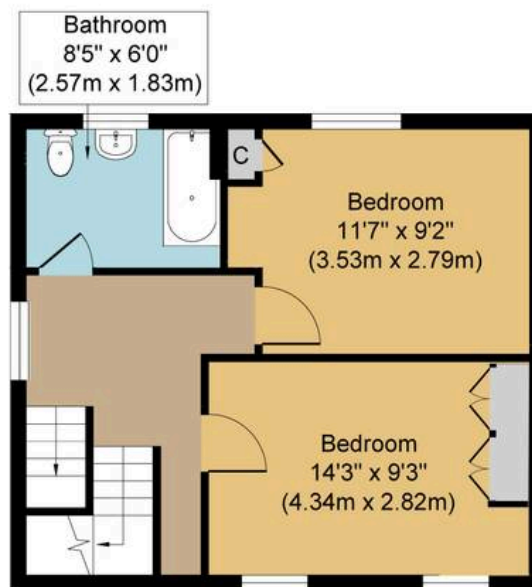




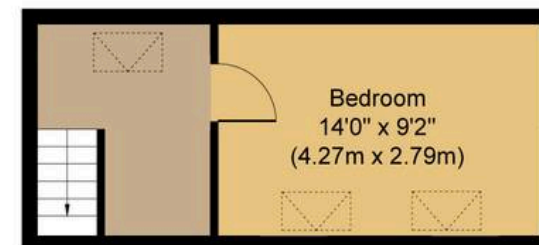




**Ground Floor**  
**Approximate Floor Area**  
**517 sq. ft**  
**(48.03 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**422 sq. ft**  
**(39.20 sq. m)**



**Second Floor**  
**Approximate Floor Area**  
**200 sq. ft**  
**(18.58 sq. m)**

**Rowan Close, RH2**  
**Approx. Gross Internal Floor Area 1139 sq. ft / 105.81 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.