



6 Randal Crescent.

Reigate

Guide Price **£850,000**



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This established detached family home occupies an enviable position at the end of a popular residential cul-de-sac. Constructed by renowned local builder AJ Percy, it is one of just a handful of homes in this small close – a location where properties rarely become available.

Accommodation is spacious and adaptable, including an open fireplace in the living room, allowing incoming owners to personalise their new home to individual tastes. The principle reception area has a triple aspect, providing a light and airy feeling to the property. There are significant storage areas to one side of the property, and a substantial boot room too, any of which might also find use as a home office/gym/playroom, and offering even greater flexibility for home working and leisure activities.

The spacious first floor landing, which could also be used as a study area, opens onto a pleasant balcony to the front. The property has been updated and well maintained over the years but nonetheless offers scope for some cosmetic improvement in certain areas, to suit individual lifestyles.

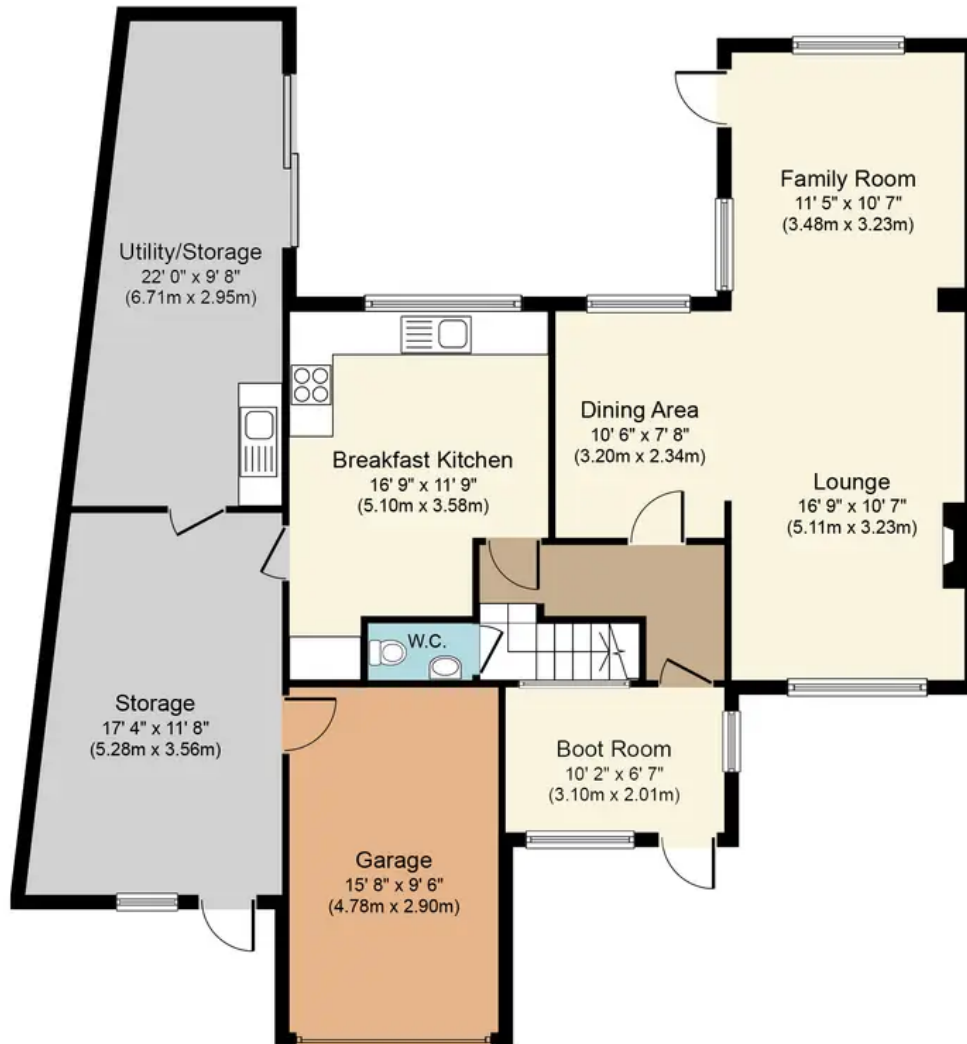
Complementing the interior accommodation is a good size secluded south facing rear garden, ideal for enjoying the summer sunshine, and integral garage together with driveway parking for a number of vehicles.

Council Tax band: G

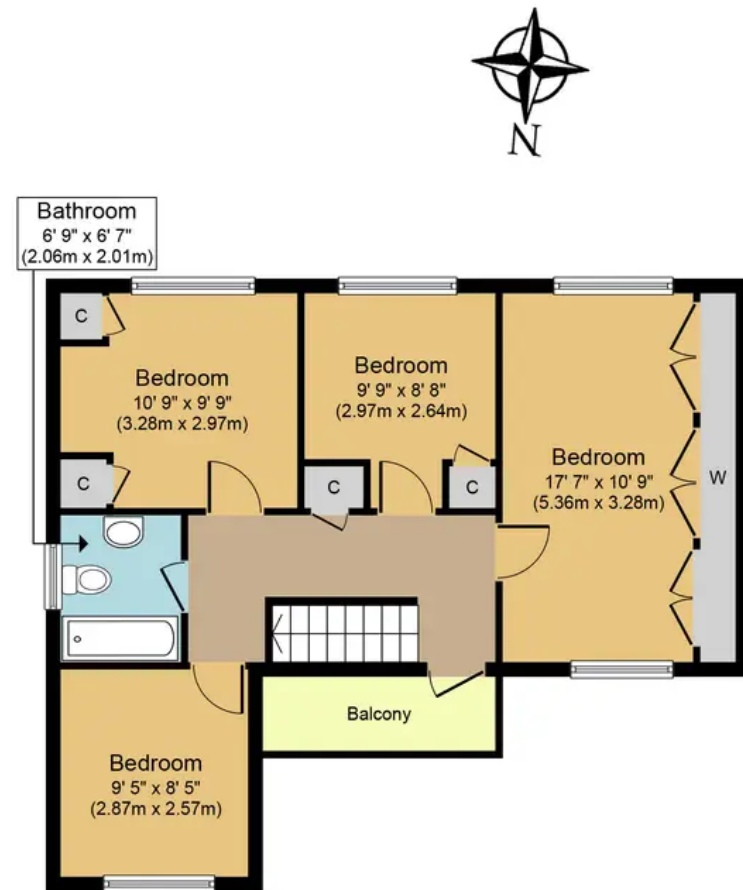
Tenure: Freehold







Ground Floor
 Approximate Floor Area
 732 sq. ft
 (68.0 sq.m)



First Floor
 Approximate Floor Area
 596 sq. ft.
 (55.4 sq. m.)

Randal Crescent, RH2

Approx. Gross Internal Floor Area 1328 sq.ft (123.4sq. m.) *Excl. Garage and Storages



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.