



45 Vogon Close
Reigate

Guide Price **£800,000**



Situated within the sought-after Vogan Close is this beautiful three-bedroom detached house. Boasting a popular cul-de-sac location, this stunning property presents itself as a wonderful family home, expanded and enhanced over time to provide a comfortable living space.

A highlight of the property is the stylish open-plan kitchen family room, a spacious area at the heart of the home, perfect for both relaxing and entertaining. The room seamlessly flows through sliding doors into the mature south-west facing rear garden, flooding the space with natural light, creating a warm and welcoming atmosphere.

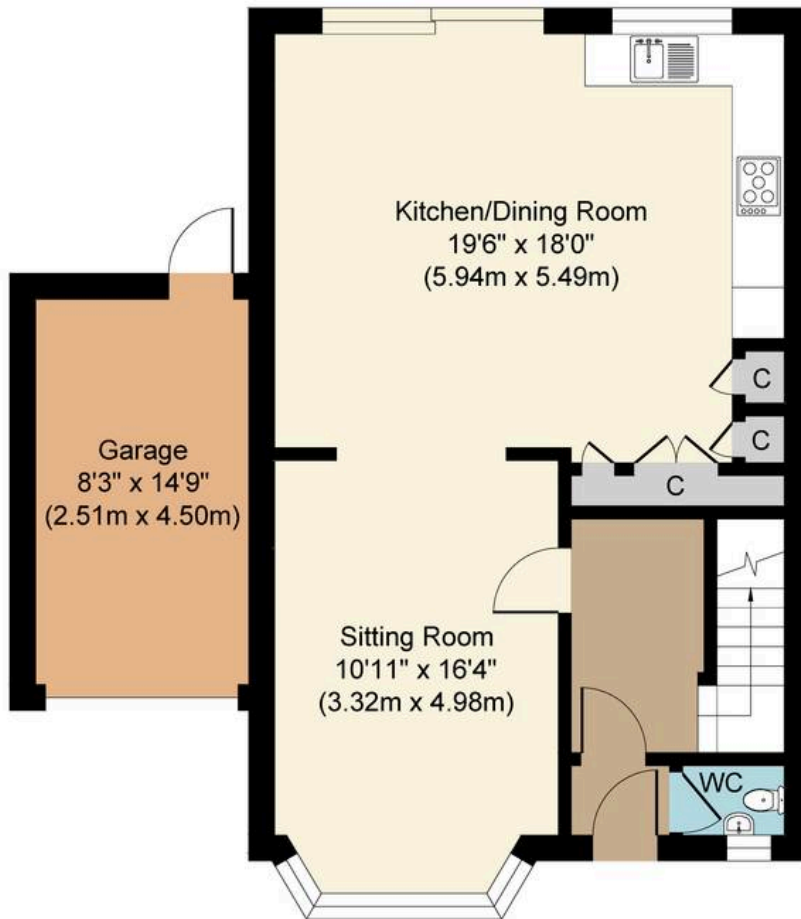
Adding further versatility to the property is the large garden studio. Complete with power connections, this space is ideal for use as a home office, gym, or any other purpose to suit the needs of a modern lifestyle.

Additionally, the property benefits from a garage and off-road parking, ensuring convenience for residents. Furthermore, the absence of an onward chain offers an attractive opportunity for prospective buyers seeking a smooth and hassle-free transition. Originally built in the 1950s, this home has been carefully extended and improved over the years, now providing a spacious 1,116 sq ft of living space spread across two floors. The ground floor features the impressive open-plan kitchen family room, while the first floor houses three well-appointed bedrooms.

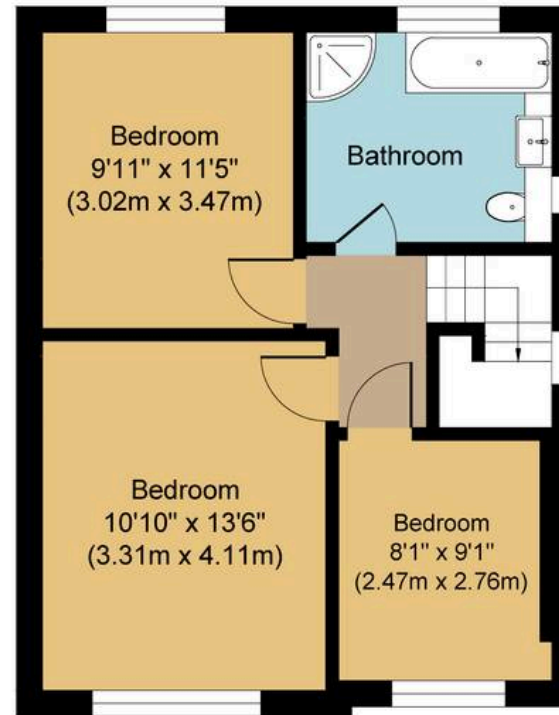
Located conveniently close to the amenities of Woodhatch and just a short distance south of Reigate town centre, the property offers a perfect balance of tranquillity and accessibility. In conclusion, this property on Vogan Close beautifully combines modern aesthetics with practicality, offering a comfortable and versatile living space in a highly desirable location. Council Tax band: F Tenure: Freehold



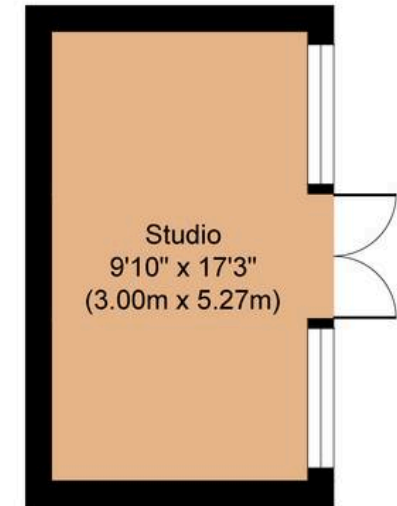




Ground Floor
Approximate Floor Area
759 sq. ft
(70.54 sq. m)



First Floor
Approximate Floor Area
494 sq. ft
(45.88 sq. m)



Outbuilding
Approximate Floor Area
171 sq. ft
(15.86 sq. m)

Vogan Close, RH1
Approx. Gross Internal Floor Area 1424 sq. ft / 132.28 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.