



**31 Reeve Road.**

Reigate

In Excess of **£450,000**

**hm** halliwell  
marks

## 31 Reeve Road

Nestled within a sought-after location, this beautifully presented three-bedroom semi-detached house offers a perfect blend of style and comfort. The interior boasts a spacious lounge and kitchen/diner that seamlessly flow out to a charming rear garden, ideal for entertaining or simply unwinding in the fresh air. Upstairs, two double bedrooms and a generously sized single provide ample space for a growing family or those seeking a home office. Moreover, off-road parking adds a practical touch, while a front garden with a patio area offers a cosy spot for alfresco dining. Conveniently positioned for Reigate School and Sandcross Primary School, this property also benefits from being just 1.4 miles from the bustling Reigate Town Centre, ensuring all amenities are within easy reach. For commuters, Earlswood station lies a mere 1.1 mile away, providing swift access to London and Guildford.

Completing this delightful abode is the inviting outdoor space that surrounds it. The front garden welcomes you with a charming decking patio area, perfect for relaxing with a morning coffee or enjoying a sunset drink. In addition, the rear garden features a brick-built shed that offers ample storage for garden tools or outdoor equipment, ensuring a neat and organised outdoor space. Ideal for those who appreciate the joys of gardening or simply savour time spent in nature, the well-maintained gardens of this property create a serene backdrop for every-day living. Immerse yourself in the tranquil surroundings, or venture beyond the property to explore the vibrant amenities of Reigate's historic town centre, with its array of dining options, boutique shops, and lively atmosphere. Whether you seek a peaceful retreat or a bustling community hub, this property provides the perfect setting to enjoy both.

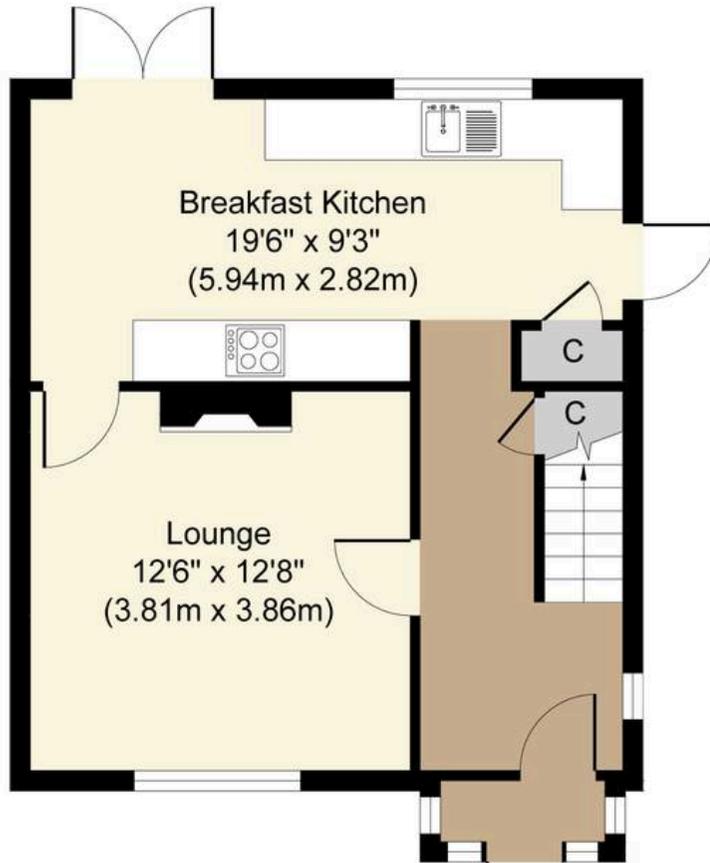
Council Tax band: D

Tenure: Freehold

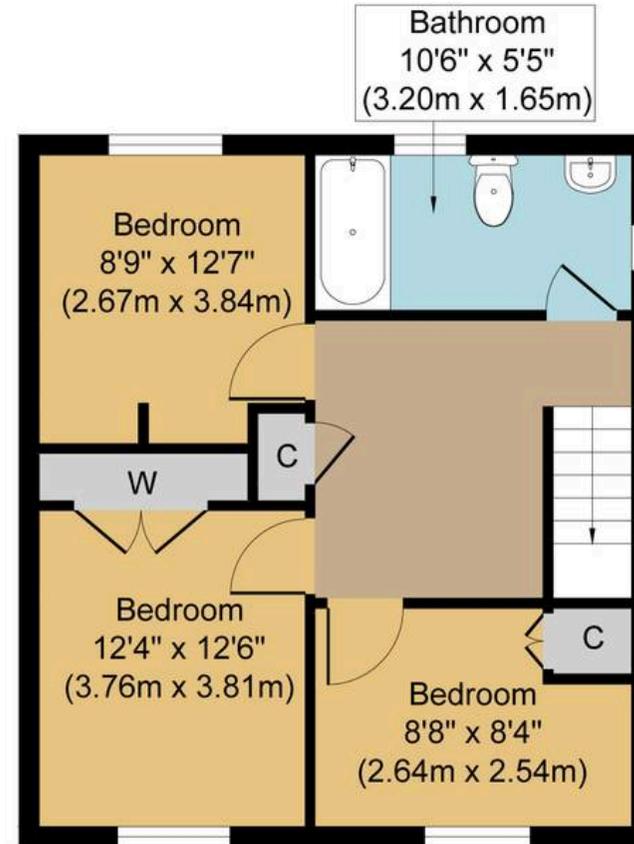
- Beautifully Presented By The Current Owners
- Three Bedroom Semi-detached
- Lounge And Kitchen/diner Leading To The Rear Garden







**Ground Floor**  
**Approximate Floor Area**  
**442 sq. ft**  
**(41.06 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**429 sq. ft**  
**(39.85 sq. m)**



**Reeve Rd, RH2**  
**Approx. Gross Internal Floor Area 871 sq. ft / 80.91 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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