



**26 Talbot Close.**

Reigate

Guide Price **£500,000**



Nestled within the highly sought-after Woodlands Estate, this spacious four bedroom end of terrace house offers a fantastic opportunity for growing families. Boasting a larger than average garden, this family home provides ample space for outdoor enjoyment and relaxation. The property features a conservatory, perfect for enjoying the garden views, as well as a garage en-bloc for convenient parking. With no onward chain, this residence offers a smooth transition for its new owners. Inside, the house impresses with ample built-in storage, ensuring a clutter-free living space. The property also presents an exciting opportunity for modernisation, allowing buyers to tailor the home to their own tastes and preferences.

Situated just a few hundred yards from the popular Reigate Priory Park, residents can enjoy leisurely strolls and outdoor activities right on their doorstep. Additionally, with well-regarded local schools within catchment, families will appreciate the convenience of quality education options.

Positioned at the end of a cul-de-sac, this property offers a high level of seclusion both to the front and rear, providing a sense of privacy and tranquillity. The downstairs WC adds convenience and practicality to this family home.

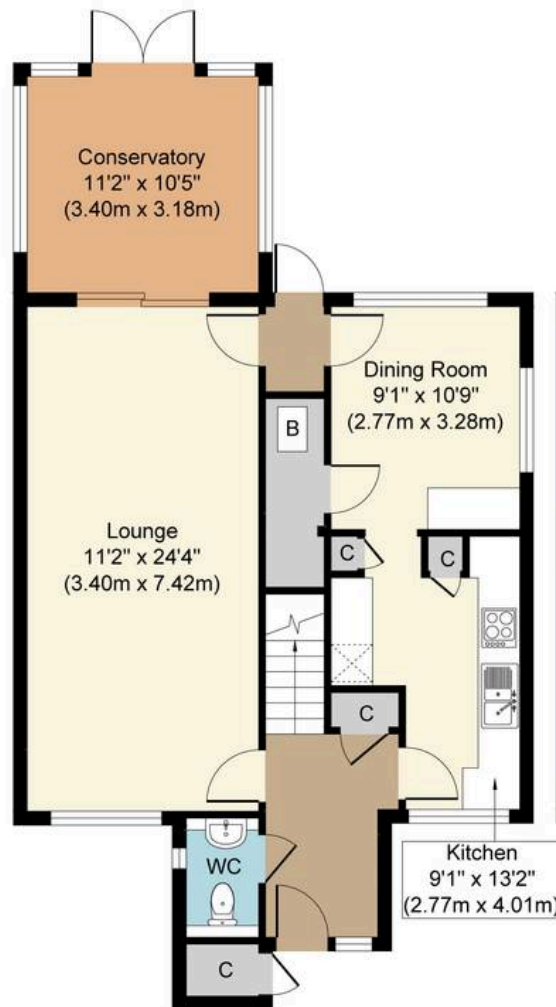
In conclusion, this 4 bedroom end of terrace house combines a desirable location with ample living space, offering the perfect canvas for families to create their dream home. Don't miss out on the opportunity to make this property your own and join the vibrant community of the Woodlands Estate.

Council Tax band: E

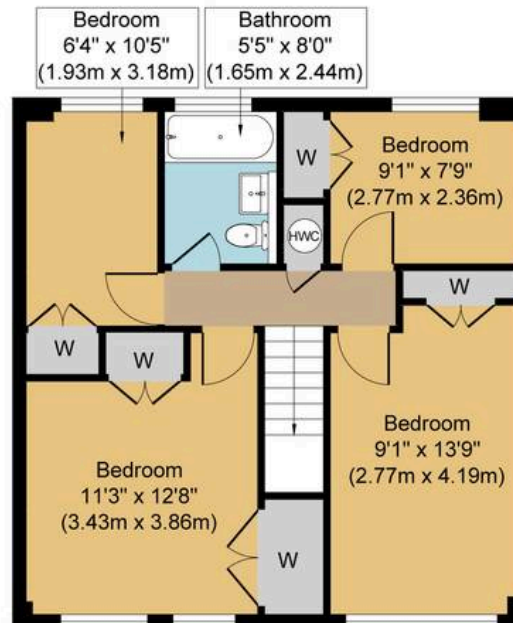
Tenure: Freehold







**Ground Floor**  
Approximate Floor Area  
767 sq. ft  
(71.27 sq. m)



**First Floor**  
Approximate Floor Area  
576 sq. ft  
(53.50 sq. m)



**Talbot Close, RH2**  
**Approx. Gross Internal Floor Area 1343 sq. ft / 124.77 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.

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