



9 Fitzroy Place, Reigate

Guide Price £850,000



9 Fitzroy Place

This attractive townhouse is situated on the ever-popular Fitzroy Place development, a collection of executive homes and apartments built in 2007. The modern home is presented to a good standard throughout after being redecorated in 2021 and offers all the desired conveniences, with a layout that's equally well suited to busy family life as it is professional couples or those looking to downsize. The house also benefits from a fantastic setting that is within walking distance of both Reigate and Redhill town centres.

The property is arranged over three floors and offers about 1838 sq ft of space, with a versatile layout on the ground floor. Here there is a study (or fifth bedroom), a bedroom with en suite shower room that has its own access to the garden, a utility room, cloakroom with w.c. and a welcoming entrance hall with plenty of storage. The main reception areas are located on the first floor, comprising a sitting room with Juliet balcony, an open plan kitchen and dining room and an additional w.c. The principal bedroom suite is on the second floor with an en suite shower room, plus two further bedrooms and a family bathroom. Most of the bedrooms have the added benefit of built-in storage.

The house is situated within an attractive terrace with a small garden to the front enclosed by low hedges and a town garden to the rear that's laid to lawn and features two paved patio areas. There is a single garage en block and off-street parking set within attractively landscaped communal gardens.

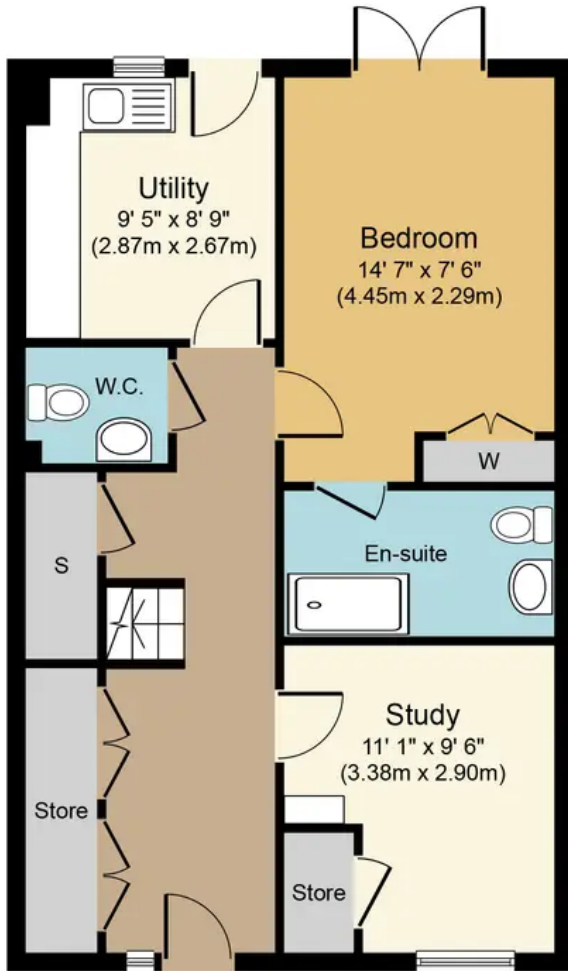
Council Tax band: G

Tenure: Freehold

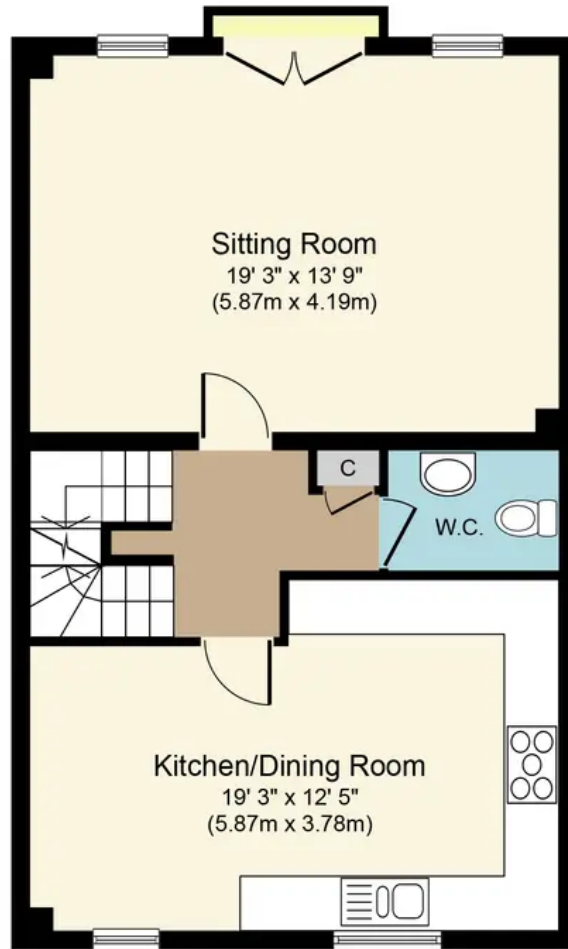
- Set in a lovely quiet cul de sac in a well regarded location
- In excess of 1,800 sq foot of accommodation over 3 floors



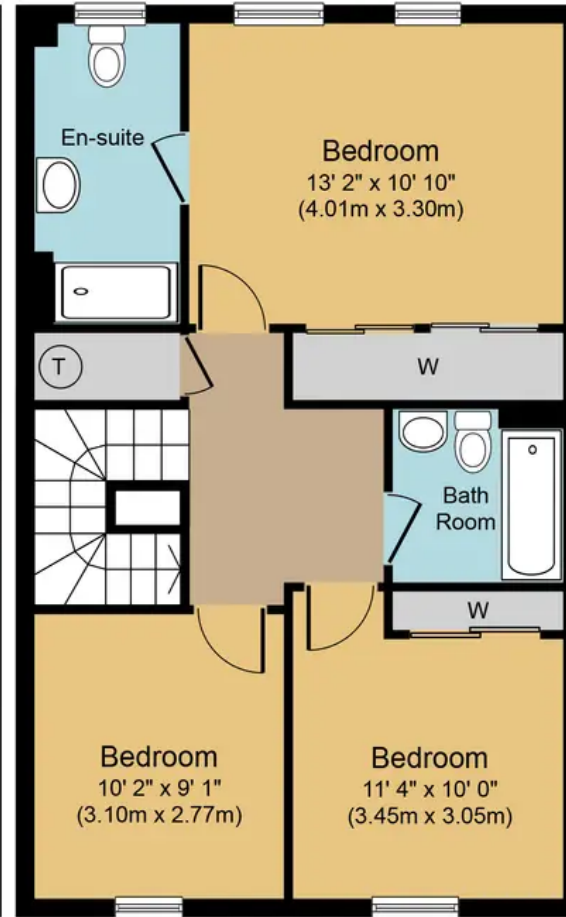




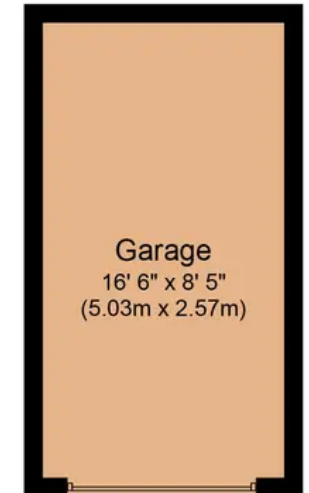
Ground Floor
Approximate Floor Area
602 sq.ft.
(56.0 sq.m.)



First Floor
Approximate Floor Area
602 sq.ft.
(55.9 sq.m.)



Second Floor
Approximate Floor Area
602 sq.ft.
(56.0 sq.m.)



Garage
Approximate Floor Area
143 sq.ft.
(13.3 sq.m.)

Fitzroy Place, RH2
Approx. Gross Internal Floor Area 1,950 q.ft. (181.2 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.