



9 Woodhatch Road.

Reigate

Guide Price £600,000



9 Woodhatch Road

Nestled in a sought-after location, this beautiful double fronted, four-bedroom Georgian cottage boasts an abundance of character and charm. The flexible accommodation provides the perfect blend of traditional features and modern comforts. The property features a spacious open-plan kitchen dining room, ideal for entertaining guests, along with a dual-aspect lounge offering a bright and airy living space. The first floor comprises three double bedrooms, including a master with en-suite, and a family bathroom. Additionally, the property boasts a self-contained annexe, perfect for use as a one-bedroom unit, gym, or home office, complete with a living room, mezzanine bedroom, utility, and cloakroom/wc. The shaker style kitchen with stone tiles adds a touch of elegance to the home, making it truly unique.

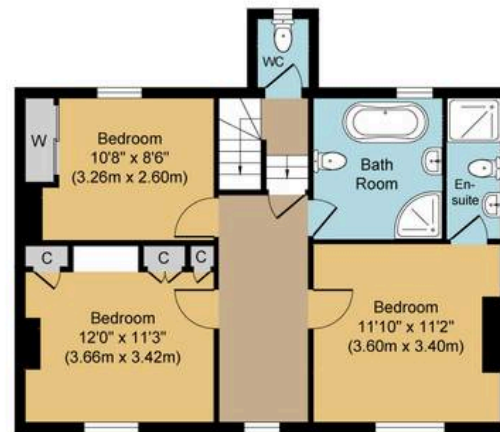
Step outside to discover a private garden mainly situated to the front and side of the property, providing a peaceful outdoor oasis. The rear of the property offers ample off-road parking, ensuring convenience for residents and guests alike. Located within close proximity to the highly regarded Reigate secondary school, as well as Dovers Green and Reigate Parish, this residence offers the perfect blend of suburban tranquillity and urban convenience. Within walking distance, residents will find a range of local shops, while Priory Park and Reigate High Street, boasting an array of amenities and attractions, are just a short distance away. Don't miss the opportunity to make this charming Georgian cottage your new home.

Council Tax band: F

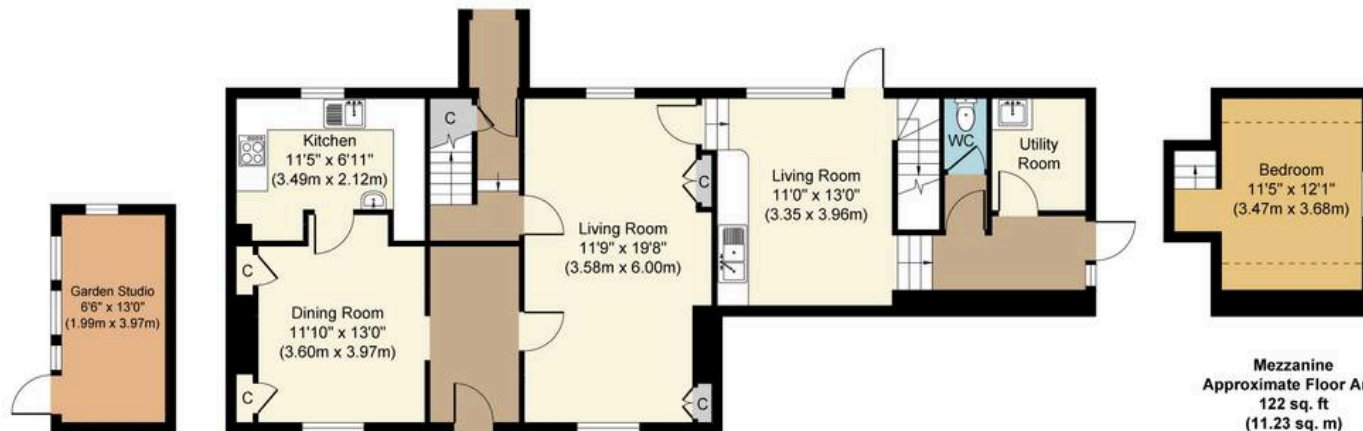
Tenure: Freehold







First Floor
Approximate Floor Area
620 sq. ft
(57.64 sq. m)



Outbuilding
Approximate Floor Area
85 sq. ft
(7.90 sq. m)

Ground Floor
Approximate Floor Area
928 sq. ft
(86.25 sq. m)

Mezzanine
Approximate Floor Area
122 sq. ft
(11.23 sq. m)

Woodhatch Road, RH2

Approx. Gross Internal Floor Area 1,755 sq. ft. (163.02 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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