



6 Hartswood Avenue.

Reigate

Guide Price £525,000





## 6 Hartswood Avenue

This impressive three-bedroom semi-detached house is a delightful family home situated in the sought-after South Reigate location. Boasting a through lounge diner, the property offers the perfect space for entertaining guests or enjoying quality family time. The extended kitchen provides ample room for meal preparation, while also offering access to the rear garden.

The good size rear garden complete with a substantial wood cabin that could be utilised as a home office or gym. With off-road parking, this property offers convenience and ease of access. Furthermore, the possibility of extending the property, subject to planning approval, provides the opportunity to customise the space to suit your specific needs.

The southwesterly garden serves as a tranquil escape, providing an ideal setting for outdoor relaxation or entertaining in the sunshine. Whether you desire a quiet retreat or an area for children to play, this generous outdoor space offers endless possibilities.

In conclusion, this three-bedroom semi-detached house presents an excellent opportunity for those seeking a comfortable home with the additional potential to extend.

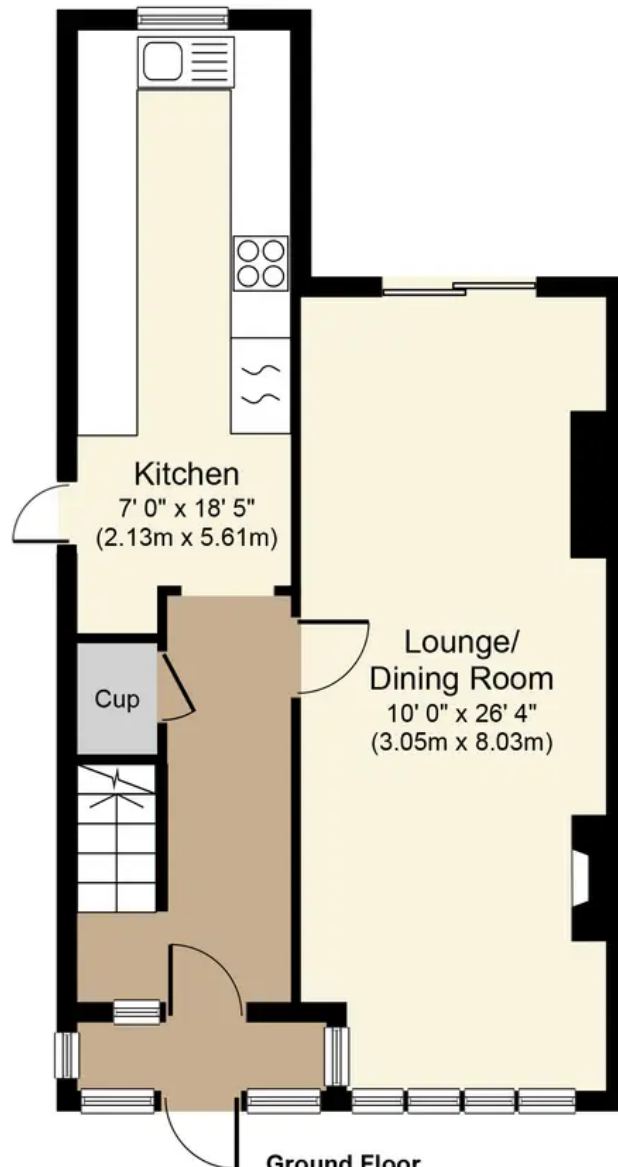
Council Tax band: D

Tenure: Freehold

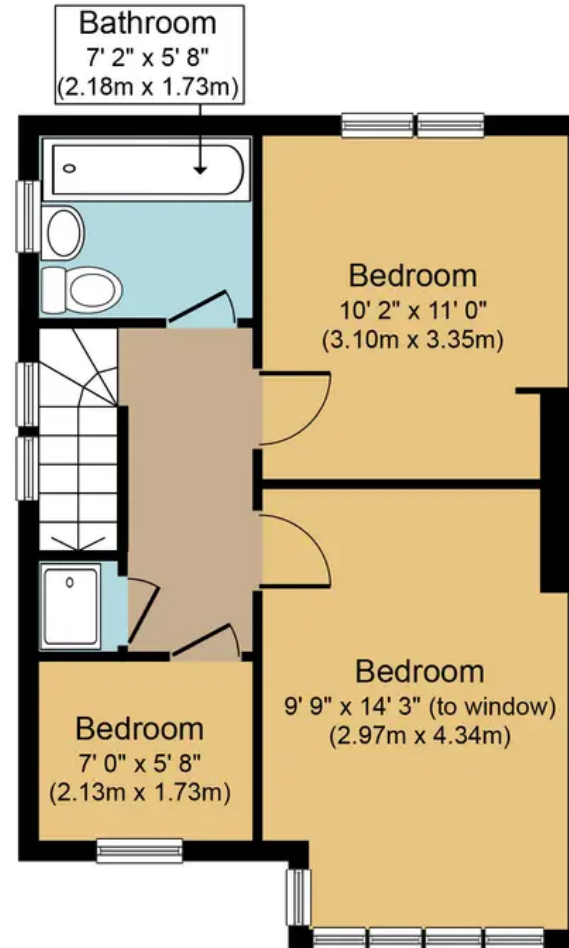








**Ground Floor**  
Approximate Floor Area  
512 sq. ft.  
(47.6 sq. m.)



**First Floor**  
Approximate Floor Area  
425 sq.ft.  
(39.5 sq.m.)



**Hartwood Avenue, RH2**  
**Approx. Gross Internal Floor Area 937 sq. ft. (87.0 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.