



Staplehurst Close, Reigate.

Guide Price £450,000





# Staplehurst Close

Nestled within a charming cul-de-sac in close proximity to the highly sought after Reigate School, this beautifully presented three-bedroom semi-detached family home offers a perfect blend of modern living and convenience. The ground floor features a modern kitchen/breakfast room, ideal for family meals and entertaining, while the spacious living room boasts stunning bi-fold doors that seamlessly connect the indoor and outdoor spaces. Step outside to discover a delightful rear garden bathed in sunlight, with a generous patio area leading to a sprawling 70ft southerly aspect garden, offering plenty of space for outdoor dining, play, and relaxation. And with off-road parking for up to three cars, convenience is key at this wonderful property.

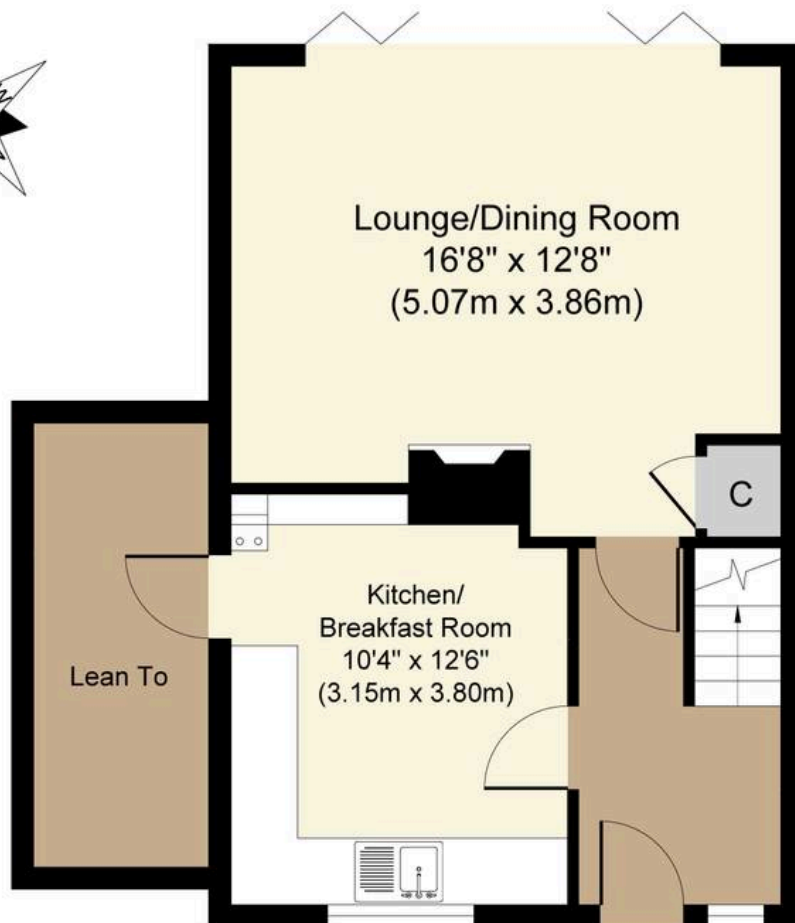
Outside, the property benefits from a private driveway providing off-road parking for multiple vehicles, perfect for busy families or those who enjoy hosting guests. The rear garden is a true oasis, providing a peaceful retreat with ample space to enjoy alfresco dining, gardening, or simply soaking up the sun. Beyond the property's boundaries, residents can explore the vibrant offerings of Reigate's historic town centre, just 1.4 miles away. Here, a variety of bars, restaurants, and boutique shops await, while the nearby train station offers excellent links to London and Guildford, making commuting a breeze. With the added bonus of annual events held in Priory Park, this property offers the perfect combination of modern comforts and a vibrant community lifestyle.

Council Tax band: D Tenure: Freehold

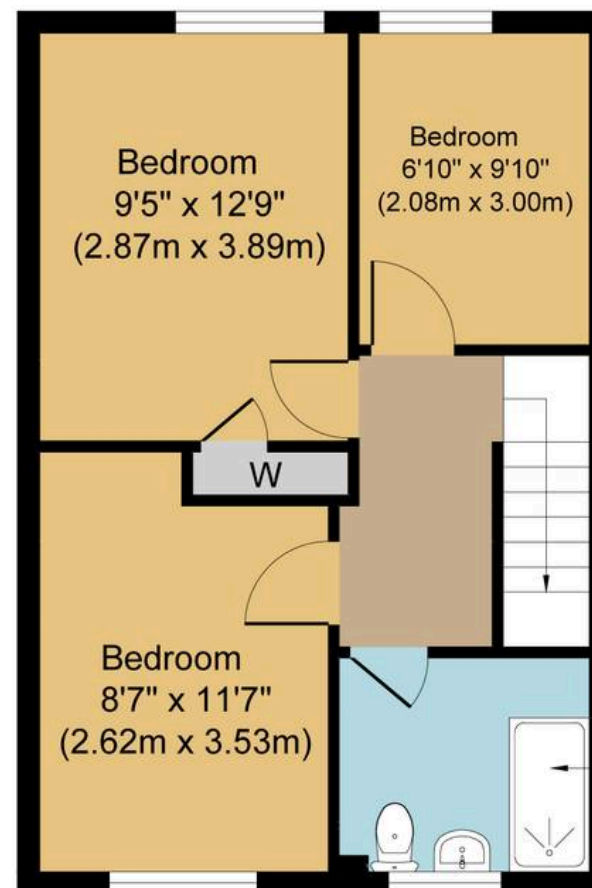








**Ground Floor**  
**Approximate Floor Area**  
**487 sq. ft**  
**(45.3 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**417 sq. ft**  
**(38.8 sq. m)**

**Staplehurst Close, RH1**  
**Approx. Gross Internal Floor Area 904 sq. ft / 84.1 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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