



**36 Rushworth Road**

Reigate

Guide Price **£750,000**



**halliwell  
marks**

## 36 Rushworth Road

Situated in a desirable location set back off Rushworth Road in a serene mini cul-de-sac, this semi-detached house offers an exceptional opportunity for those seeking to transform a property to their own taste. The property boasts a large south facing garden with a substantial summer house, ideal for relaxing or entertaining, and holds potential for extension, subject to the usual planning permissions. In addition to a garage, the property provides off-street parking for several cars. With a convenient 3-minute walk to Reigate train station and a 5-minute stroll to Reigate town centre, this location combines tranquillity with accessibility. Furthermore, the property falls within the sought-after catchment areas for Holmesdale and Priory schools, making it an excellent choice for families. The house comprises 3 bedrooms, two reception rooms, offering ample space for comfortable living.

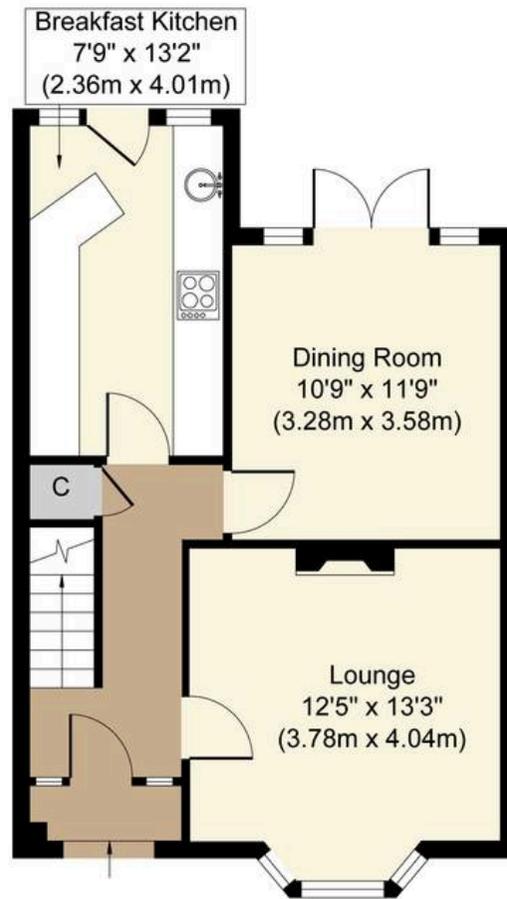
The property benefits from a generously sized south facing garden to the rear, perfect for outdoor activities and enjoying the sunshine. The expansive outdoor space presents numerous possibilities for landscaping or gardening enthusiasts. Whether you prefer to relax in the peaceful surroundings or host gatherings in the open air, this garden provides a versatile setting to cater to your lifestyle needs. With the large summer house adding a touch of charm to the outdoor area.

Council Tax band: E

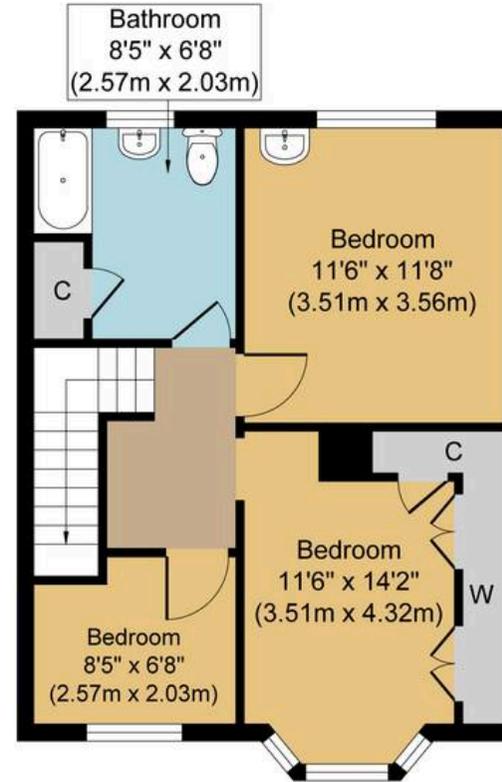
Tenure: Freehold



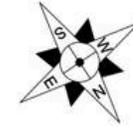




**Ground Floor**  
Approximate Floor Area  
513 sq. ft  
(47.70 sq. m)



**First Floor**  
Approximate Floor Area  
455 sq. ft  
(42.30 sq. m)



**Rushworth Road, RH2**  
**Approx. Gross Internal Floor Area 968 sq. ft / 90.00 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.

