



12 Ledger Gardens.

Reigate

Guide Price **£550,000**

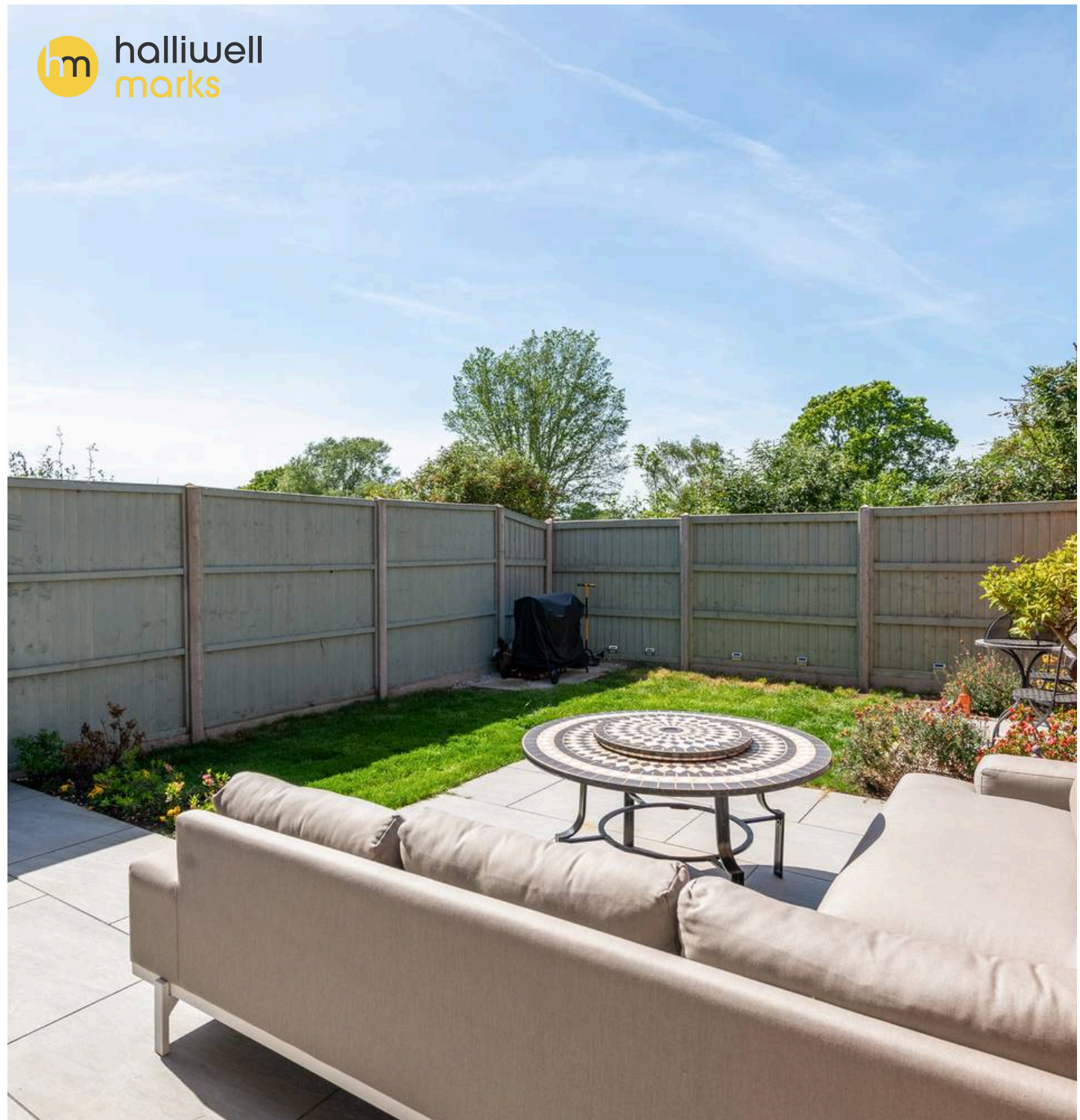
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PRICE RANGE £550,000 TO £575,000 This immaculately presented three bedroom end of terraced house, built in 2020, is ideally situated within a private development in sought-after South Reigate, offering an exceptional standard of modern family living. The property opens into a welcoming entrance hall, leading to a spacious sitting room that is beautifully adorned by natural day-light through its dual aspect windows and bi-fold doors, which provide a seamless connection to the rear of the home. The sociable kitchen and dining area is thoughtfully designed for both every-day living and entertaining, featuring a charming box bay window with integrated seating and storage, a comprehensive range of stylish wall and base units, complimentary countertops, and a suite of high-end Smeg appliances. Upstairs, the master bedroom is a true retreat, complete with fitted wardrobes and a contemporary en-suite shower room, while two further well-proportioned bedrooms provide ample space for family or guests. A modern family bathroom is finished to a high specification, ensuring comfort and convenience for all residents. The property further benefits from driveway parking for two cars (providing ease and security for homeowners), double glazing throughout, and efficient central heating. Located within easy reach of Reigate town centre, residents enjoy quick access to a vibrant selection of shops, cafes, and restaurants, as well as excellent local schools (both primary and secondary), making this an ideal location for families. The property is also conveniently positioned for access to local shops and open green spaces, including the renowned Priory Park (perfect for leisure and recreation). The private development setting ensures a sense of community and exclusivity, while the contemporary design and quality finish throughout create a stylish and comfortable home. This superb family residence combines modern convenience with a prime South Reigate address, offering a rare opportunity to acquire a home of such calibre within this desirable area.

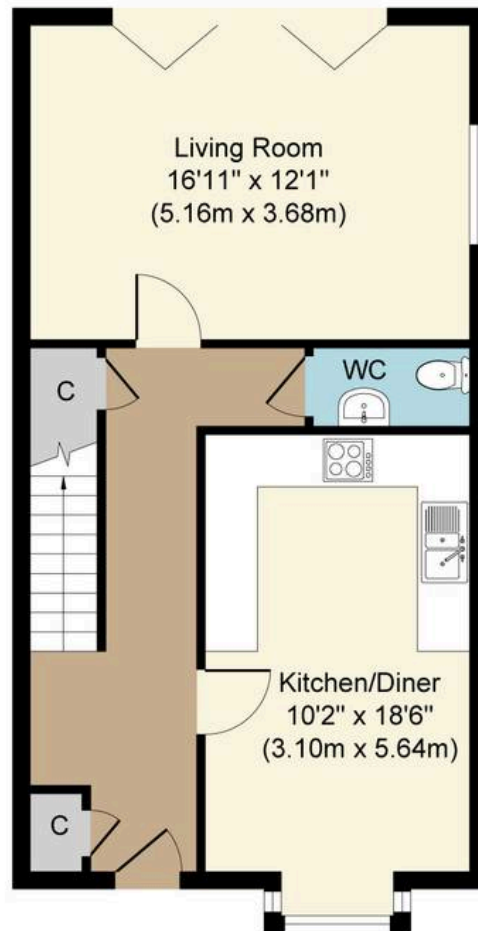
Council Tax band: D

Tenure: Freehold

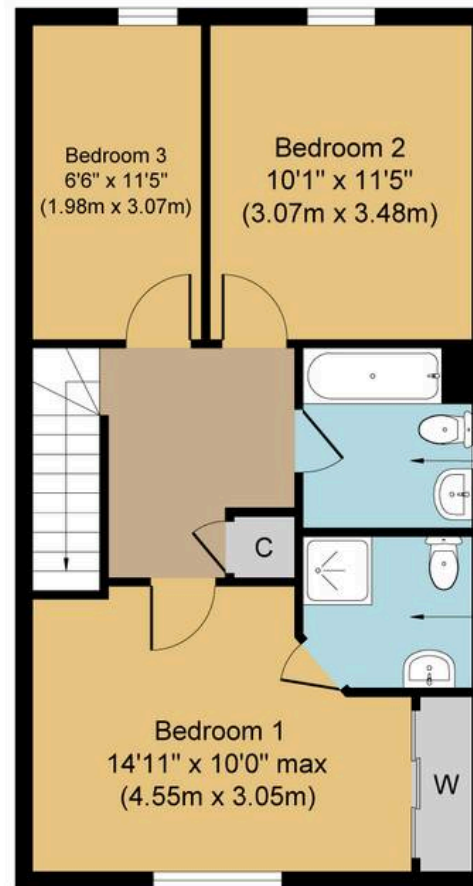
- PRICE RANGE £550,000 To £575,000
- An Immaculately Presented Three Bedroom Family







Ground Floor
Approximate Floor Area
558 sq. ft
(51.85 sq. m)



First Floor
Approximate Floor Area
551 sq. ft
(51.17 sq. m)

Ledger Gardens, RH1
Approx. Gross Internal Floor Area 1109 sq. ft / 103.02 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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