



**147 Sandcross Lane**

Reigate

Guide Price **£475,000**



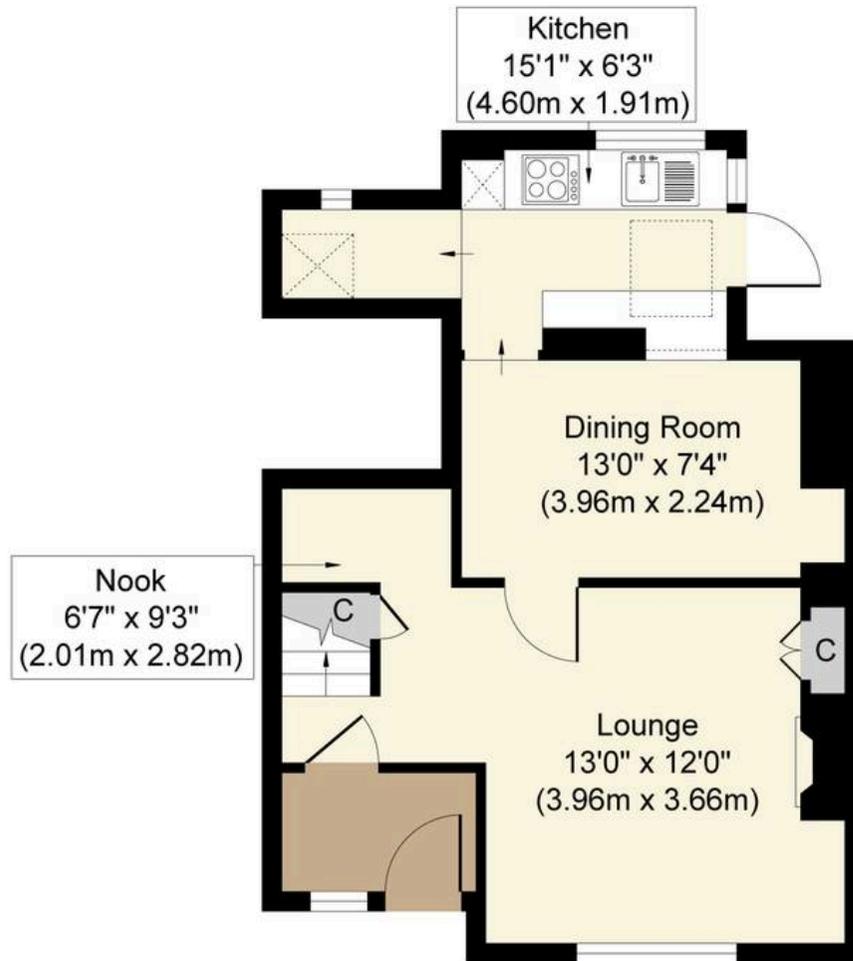
This attractive two bedroom semi detached character property offers a wonderful blend of period charm and modern convenience, making it an ideal choice for first-time buyers, couples, or those seeking a welcoming home in a desirable location. The ground floor features a spacious lounge, enhanced by a functional log burner that creates a warm and inviting atmosphere throughout the colder months. The separate dining room provides a versatile space for entertaining guests or enjoying family meals. The cottage style kitchen is thoughtfully designed, boasting integrated appliances and direct access to the garden via a charming barn-style door. Upstairs, you will find two well-proportioned bedrooms that offer ample natural light and comfortable accommodation. The property is presented in excellent decorative order, showcasing tasteful finishes that complement its character features. Additional benefits include off road parking, ensuring convenience for residents and visitors alike.

The rear garden enjoys a sought-after South-Westerly orientation (perfect for capturing afternoon and evening sun). This cosy garden area offers an ideal setting for alfresco dining, gardening, or simply relaxing after a long day. Mature planting and thoughtfully arranged borders create a sense of privacy and tranquillity, while the barn-style door from the kitchen allows for seamless indoor-outdoor living. To the front of the property, a driveway provides off road parking for at least one vehicle, adding to the practicality of this delightful home. The combination of charming internal accommodation and well-maintained outside space ensures this property stands out as a rare opportunity in the local market. Early viewing is highly recommended to fully appreciate all that this characterful semi detached house has to offer.

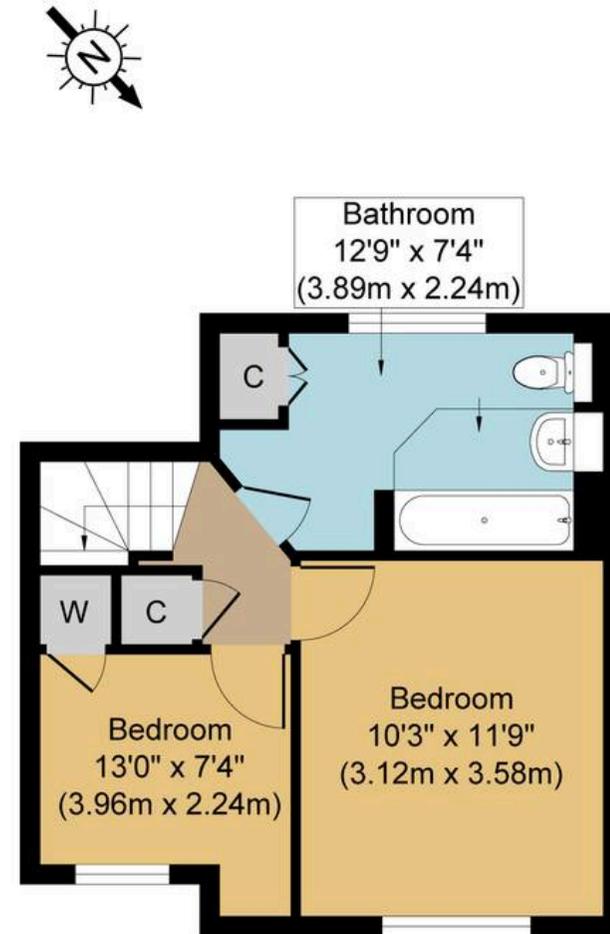
EPC Rating F







**Ground Floor**  
Approximate Floor Area  
484 sq. ft  
(45.00 sq. m)



**First Floor**  
Approximate Floor Area  
431 sq. ft  
(40.00 sq. m)

**Sandcross Lane, RH2**  
**Approx. Gross Internal Floor Area 915 sq. ft / 85.00 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.