



40 Churchfield Road.

Reigate

Guide Price **£525,000**



This beautifully presented three bedroom semi-detached family home is ideally situated in a quiet cul de sac, approximately 0.6 miles from both Reigate High Street and the mainline station, offering excellent access to local amenities and transport links. The property is offered with no onward chain, making it an attractive prospect for those seeking a straightforward move. The ground floor features a welcoming entrance hall with a cloakroom/WC, leading through to a spacious, modern open plan kitchen and dining area that provides a perfect setting for family meals or entertaining guests. The living room is light and airy, with ample space for relaxation. Upstairs, you will find three well-proportioned bedrooms and a contemporary family bathroom. The home has been maintained to a high standard throughout, offering a comfortable and stylish environment for family living.

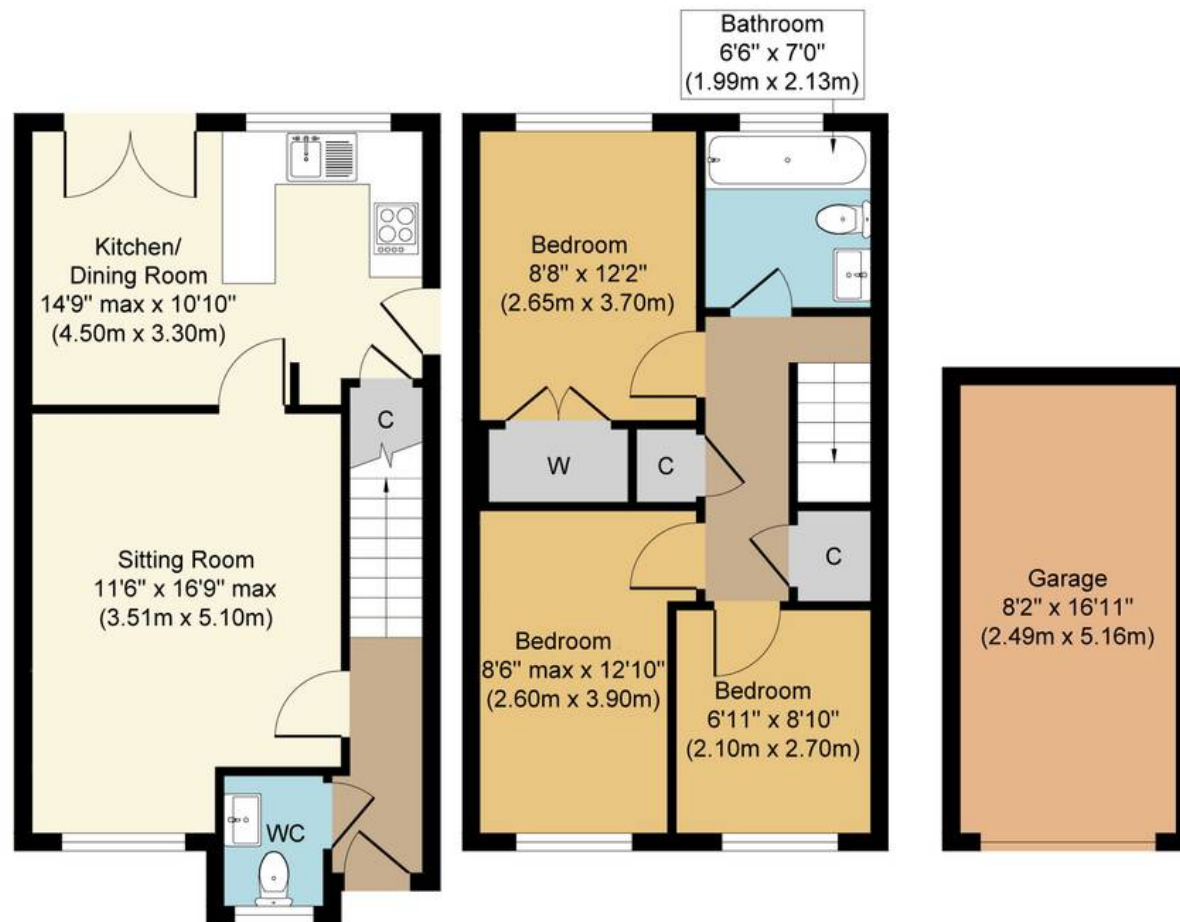
Outside, the property benefits from a detached garage and driveway parking, providing secure and convenient off-street parking. The rear garden has been thoughtfully landscaped to create a pleasant and enclosed space, ideal for both children and adults. There is a generous patio area for outdoor dining and entertaining, as well as a lawned area that is perfect for play or relaxation. The garden can be accessed from the side of the property, offering ease of movement between the front and rear. With its combination of practical features and attractive design, this home's outside space is well suited to modern family life. The overall setting, in a peaceful cul de sac and with easy access to the vibrant heart of Reigate, ensures this property will appeal to a wide range of buyers seeking a balance of tranquillity and convenience.

Council Tax band: E

Tenure: Freehold







Ground Floor
 Approximate Floor Area
430 sq. ft
 (40.00 sq. m)

First Floor
 Approximate Floor Area
409 sq. ft
 (38.00 sq. m)

Garage
 Approximate Floor Area
138 sq. ft
 (12.83 sq. m)



Churchfield Road, RH2
Approx. Gross Internal Floor Area 839 sq. ft / 77.94 sq. m *excluding garage

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.