



11 St. Andrews Close.

Reigate

Guide Price **£750,000**



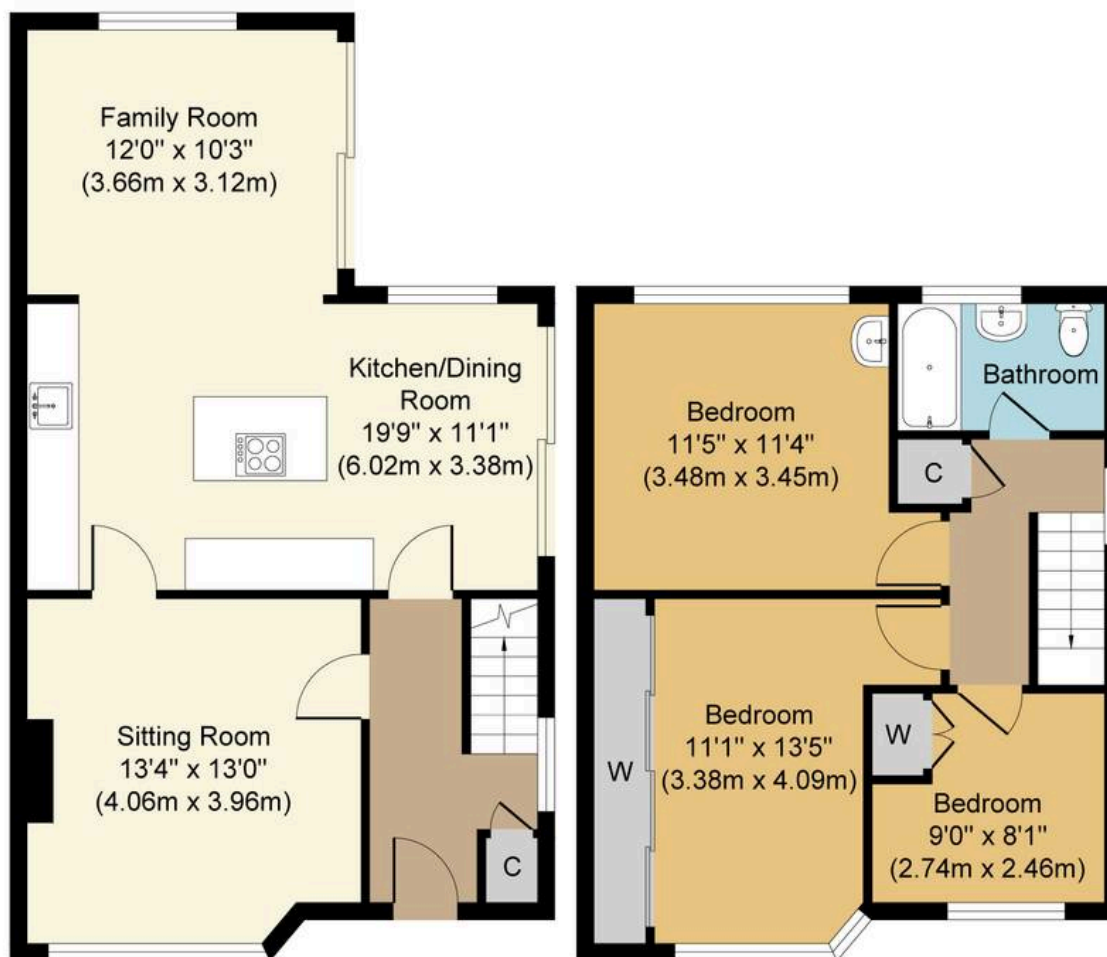
This beautifully presented three bedroom semi-detached family home offers spacious and versatile accommodation, perfectly suited to modern family living. Situated in a sought-after cul-de-sac within easy walking distance of Reigate town centre, Priory Park, and Priory School, this property combines a peaceful residential setting with convenient access to local amenities. The house has been thoughtfully extended to the rear, creating a fabulous open plan kitchen and family room that serves as the heart of the home. This impressive space features a modern kitchen with a central island, providing ample workspace and a sociable area for gatherings or every-day family meals. The open plan layout ensures plenty of natural light and a seamless flow between the kitchen, dining, and living areas, making it ideal for both entertaining and relaxing. The rest of the ground floor comprises a welcoming entrance hall and a comfortable lounge, all finished to a high standard. Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom with built-in storage, as well as a stylish family bathroom fitted with contemporary fixtures and fittings. Additional benefits include a detached garage, providing secure storage or parking, and further off road parking for multiple vehicles (a rare advantage in this popular location). The property has been meticulously maintained and tastefully decorated throughout, ensuring it is ready to move into with minimal effort. With its combination of modern open plan living, high quality finishes, and a prime location close to schools, parks, and the vibrant town centre, this exceptional semi-detached house presents an outstanding opportunity for families or professionals seeking a comfortable and convenient lifestyle in Reigate. Early viewing is highly recommended to fully appreciate the quality and space on offer.

Council Tax band: E

Tenure: Freehold







Ground Floor
Approximate Floor Area
600 sq. ft
(55.73 sq. m)

First Floor
Approximate Floor Area
473 sq. ft
(43.94 sq. m)

St Andrews Close, RH2
Approx. Gross Internal Floor Area 1073 sq. ft / 99.67 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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