



26 Delamere Road.

Reigate

Guide Price £575,000



This well presented four bedroom semi detached house offers an impressive circa 1,400 square feet of internal space (excluding the garage), making it an ideal choice for families seeking both comfort and convenience. The property has been thoughtfully extended to provide generous living accommodation, with a spacious layout that caters to modern family life.

Upon entering, you are greeted by a welcoming hallway that leads to a bright and airy living room, perfect for relaxing or entertaining guests. The contemporary kitchen is well equipped with ample storage and workspace, complemented by a semi-separate dining area that creates a sociable hub for family meals. Upstairs, the master bedroom benefits from its own ensuite, offering a private retreat, while three further well proportioned bedrooms provide flexible space for children, guests, or a home office. The family bathroom is finished to a high standard, featuring modern fixtures and fittings.

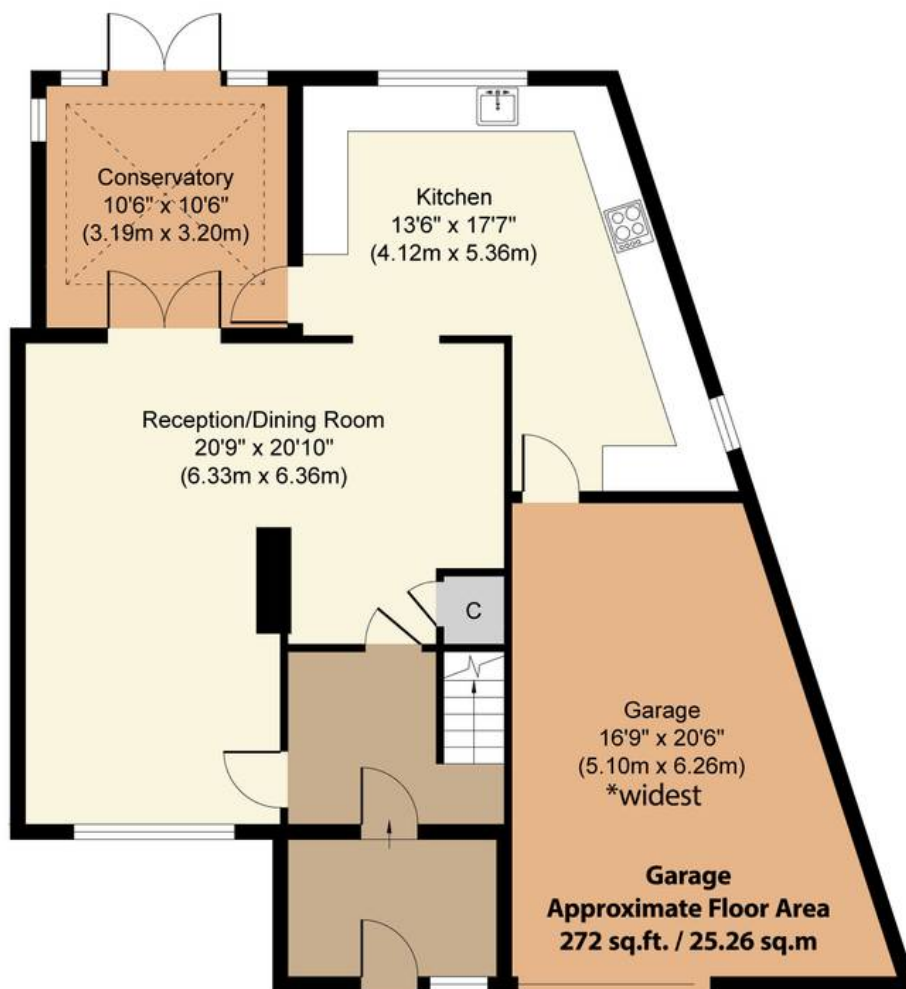
Additional highlights include a large garage, providing excellent storage or workshop potential, and driveway parking for multiple vehicles, ensuring convenience for busy households. The property is located in a sought after area, popular for its proximity to reputable local schools, making the morning school run straightforward and stress free. Residents will also appreciate the easy access to local bus routes and a range of other amenities, including shops, cafes, and leisure facilities, all within a short distance.

Council Tax band: D

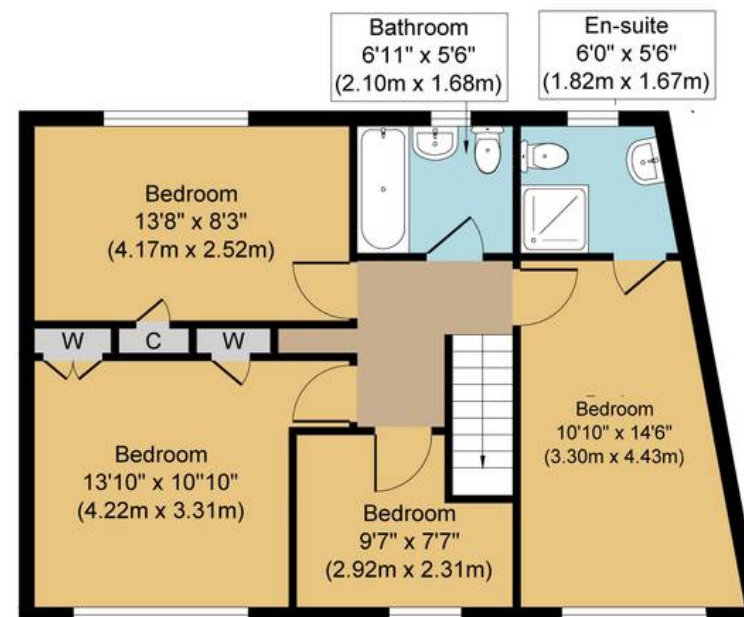
Tenure: Freehold







Ground Floor
Approximate Floor Area
1132 sq. ft
(105.17 sq. m)



First Floor
Approximate Floor Area
625 sq. ft
(58.05 sq. m)



Delamere Road, RH2

Approx. Gross Internal Floor Area 1,286 sq. ft. (119.58 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.