



13 Hazel Close

Reigate

Guide Price **£500,000**



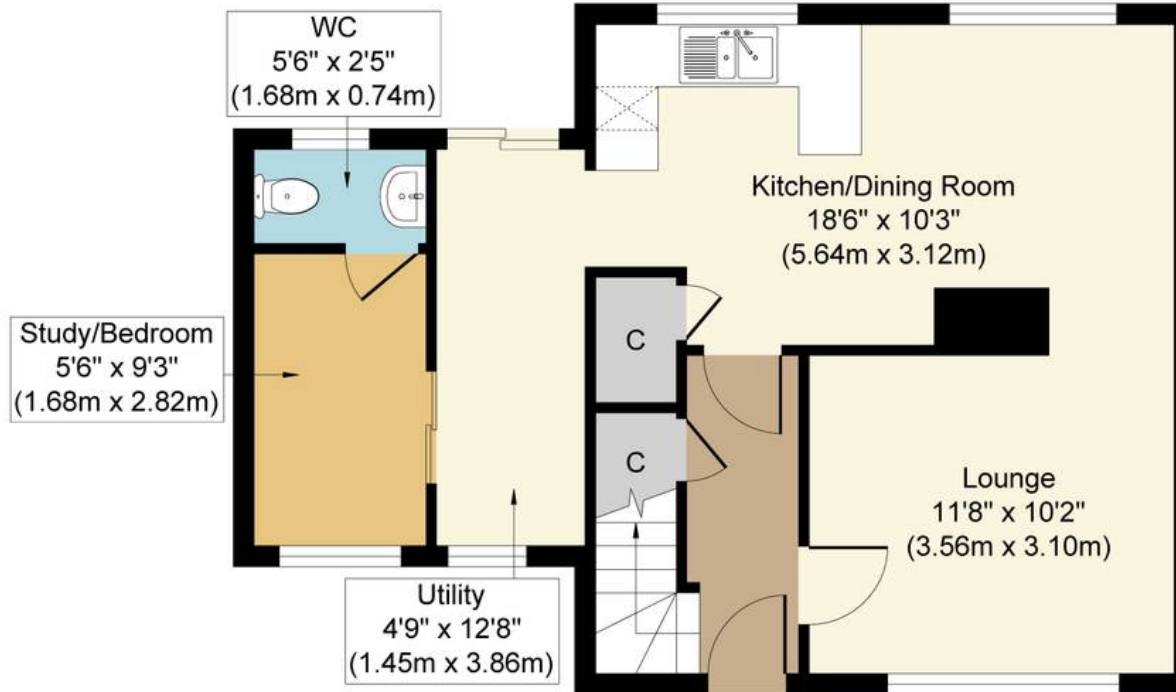
This well presented end of terrace family home offers versatile accommodation arranged over two floors, making it an ideal choice for families seeking space and flexibility. The property features a welcoming entrance hall leading to a spacious open plan kitchen diner, which is perfect for both every-day living and entertaining. The kitchen is thoughtfully designed with ample storage and modern fittings, creating a bright and sociable heart to the home. Adjacent to the main living areas, there is a study or fourth bedroom, complete with its own en-suite WC and hand basin (ideal for guests, teenagers or those working from home). Upstairs, the first floor provides three well-proportioned bedrooms, all served by a contemporary family bathroom. Each bedroom offers comfortable accommodation with plenty of natural light, making them perfect for restful nights and busy mornings alike. The property also benefits from the potential to convert the loft space (subject to planning permission), offering the opportunity for further expansion to suit a growing family's needs. Located in a highly sought-after area, this home is within easy reach of Reigate town centre, known for its award-winning restaurants, bars and cafes, as well as excellent local schools and a range of amenities. Commuters will appreciate the convenient access to the M25 motorway, while Reigate and Redhill both offer mainline train stations providing direct links to London and Gatwick Airport, which is just 15 minutes away. This attractive home combines modern living with a superb location, making it a must-see for anyone looking to settle in this vibrant and well-connected area.

Council Tax band: C

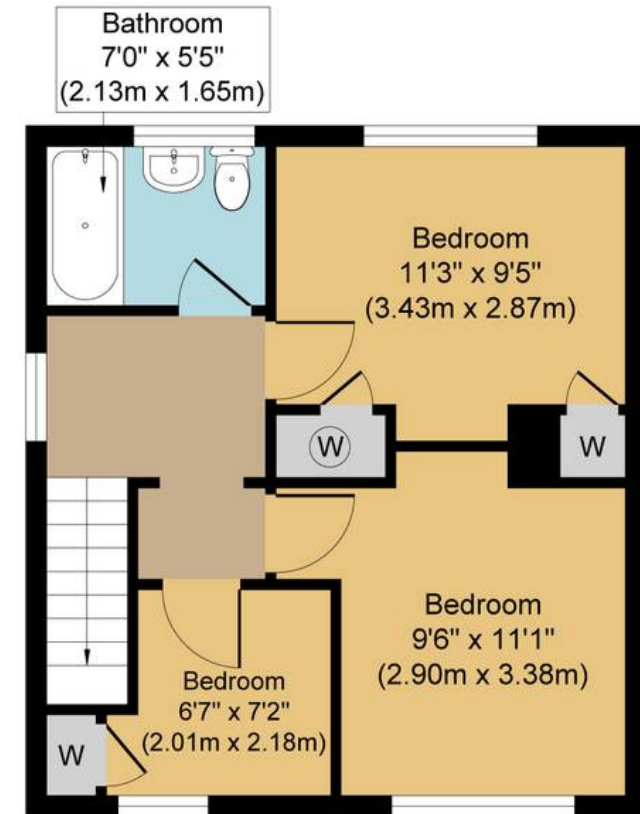
Tenure: Freehold







Ground Floor
Approximate Floor Area
522 sq. ft
(48.50 sq. m)



First Floor
Approximate Floor Area
384 sq. ft
(35.66 sq. m)

Hazel Close, RH2
Approx. Gross Internal Floor Area 906 sq. ft / 84.16 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.