



**9 Eastnor Road.**

Reigate

Guide Price **£475,000**

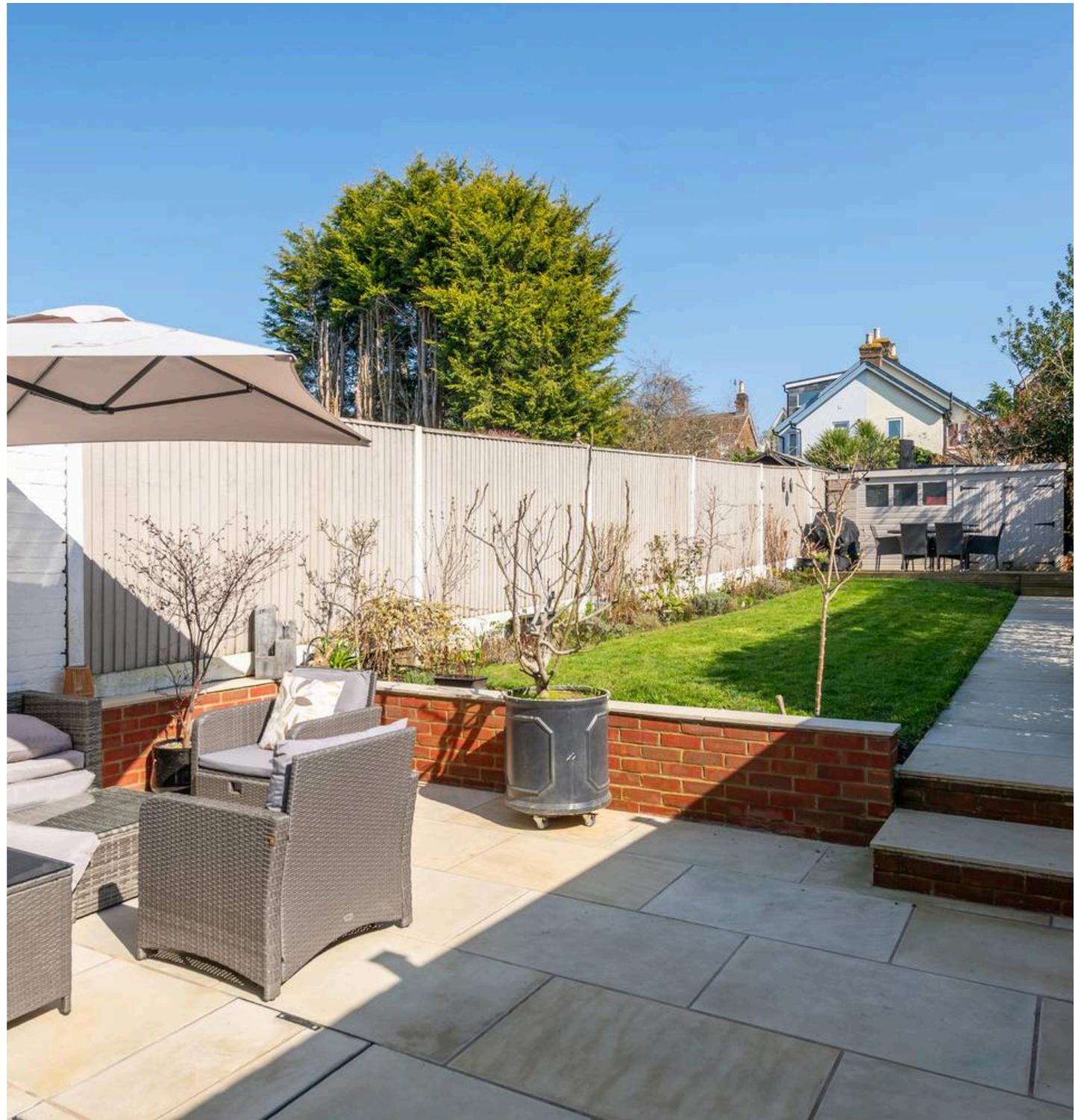


This beautifully presented two double bedroom end of terrace house offers a wonderful blend of character features and contemporary style, thoughtfully updated by the current owner to a very high standard. The welcoming entrance leads to a spacious lounge with a charming log burner, creating a cosy atmosphere ideal for relaxing evenings. The heart of the home is the stunning open plan kitchen and dining room, designed for both every-day living and entertaining, featuring modern fittings and ample natural light. Upstairs, you will find two generously sized double bedrooms and a gorgeous first floor bathroom, complete with a separate shower cubicle and a luxurious roll top bath. Every room has been finished with attention to detail, ensuring a stylish and comfortable living environment. Additional benefits include off road parking, a rare and valuable feature for this location.

The outside space has been lovingly landscaped to provide a private and tranquil retreat. The rear garden features a large, well-maintained lawn area, perfect for children to play or for outdoor activities. Two separate patio areas offer versatile spaces for al fresco dining, barbeques, or simply unwinding with a good book. Mature planting and carefully chosen shrubs create a sense of seclusion and natural beauty, while fencing ensures privacy from neighbouring properties. The garden has been designed for low maintenance without compromising on visual appeal, making it ideal for busy professionals or families alike. With a practical side access and thoughtful layout, this outdoor space perfectly complements the high standard of the interior, providing a superb setting for both relaxation and entertaining.

Council Tax band: D

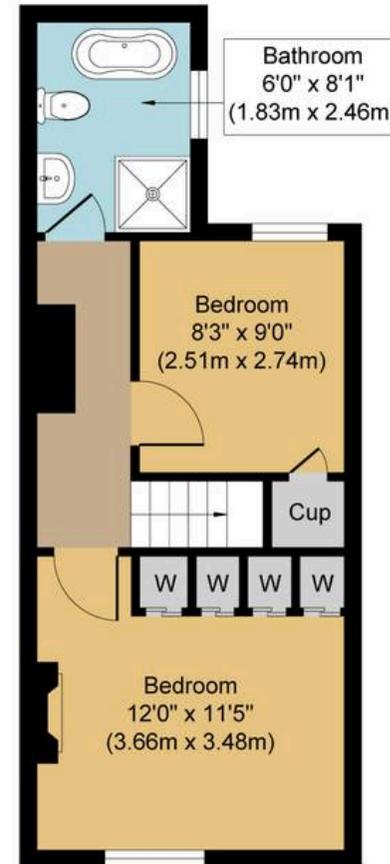
Tenure: Freehold







**Ground Floor**  
Approximate Floor Area  
386 sq. ft  
(35.86 sq. m)



**First Floor**  
Approximate Floor Area  
335 sq. ft  
(31.12 sq. m)

**Eastnor Road, RH2**

**Approx. Gross Internal Floor Area 721 sq. ft / 66.98 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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