



6 Brompton Close.
South Reigate

Guide Price **£650,000**



6 Brompton Close

This modern, semi-detached family home is situated in an exclusive, gated cul-de-sac in desirable South Reigate.

Arranged over three floors, the property offers three spacious double bedrooms, making it ideal for families or those seeking flexible living arrangements. The open plan lounge and dining area create a welcoming space for relaxation and entertaining, while a separate study on the first floor provides an ideal setting for home working or quiet reading. The property is offered with no onward chain, allowing for a smooth and swift move.

Additional features include off-road parking for two cars, an EV charge point, and contemporary finishes throughout. Residents enjoy excellent local amenities, with a nearby parade of shops including a Co-op, family butchers, bakers, and a variety of food outlets. Convenient bus connections provide easy access to both Reigate and Redhill town centres, with Reigate's historic centre offering a vibrant selection of boutique stores, bars, and restaurants.

The property boasts a south west facing garden, offering a sunny and private outdoor space ideal for summer entertaining or relaxing with family and friends. There is excellent potential to extend the property, subject to the necessary planning permissions (stpp), providing scope to further enhance the living accommodation if desired. The garden is securely enclosed, making it a safe environment for children and pets. Mature planting borders the lawn, creating a pleasant and established outlook. The gated cul-de-sac setting ensures a peaceful atmosphere with minimal traffic, while the off-road parking and EV charge point add to the home's convenience and appeal. This property combines modern living with excellent outdoor space, all within a sought-after location close to local amenities and transport links.

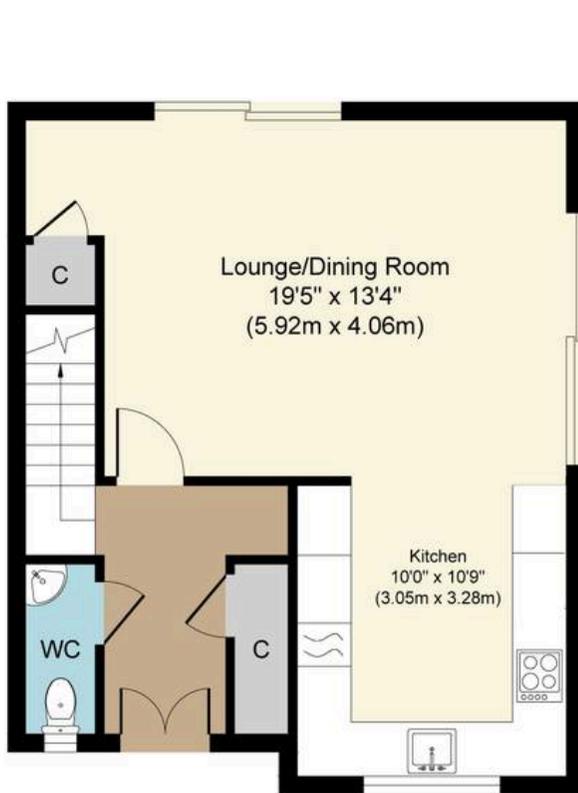
Council Tax band: F

Tenure: Freehold

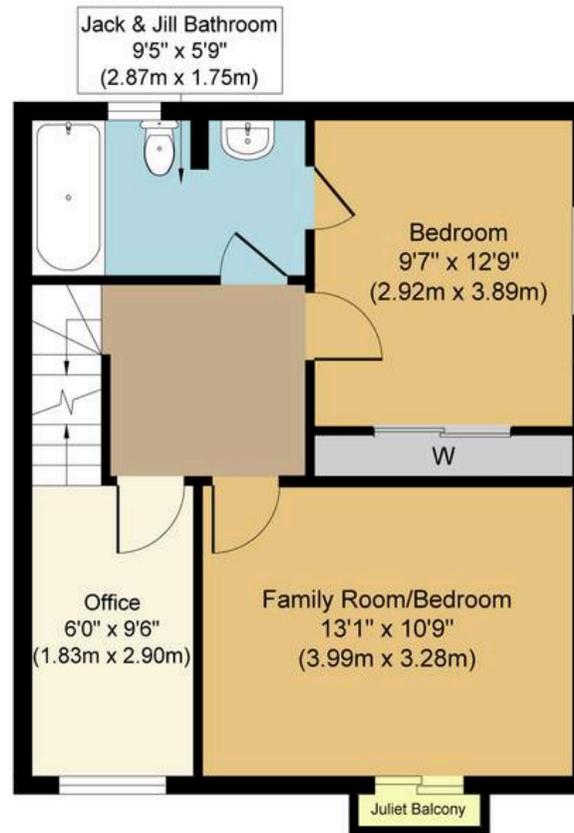
- Modern Semi-detached Family Home
- Exclusive, Gated Cul-de-sac
- Three Double Bedrooms Arranged Over Three



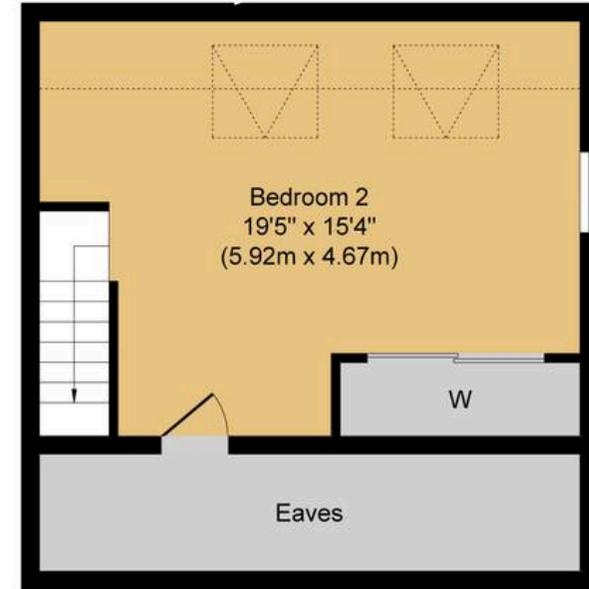




Ground Floor
Approximate Floor Area
471 sq. ft
(43.77 sq. m)



First Floor
Approximate Floor Area
487 sq. ft
(45.24 sq. m)



Second Floor
Approximate Floor Area
308 sq. ft
(28.60 sq. m)

Brompton Close, RH2

Approx. Gross Internal Floor Area 1266 sq. ft / 117.61 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.

