



19 Durfold Drive.

Reigate

Guide Price **£700,000**



This impressive four/five bedroom townhouse is set within a highly sought-after cul-de-sac in Reigate, offering exceptionally flexible accommodation across three floors. The property has been thoughtfully extended to the side, providing a versatile layout that will suit a range of family needs. On the ground floor, the entrance hallway leads to two bedrooms and a useful utility room with direct access to the rear garden. There is also a cloakroom and internal access to the integral garage, offering convenience and practicality. The first floor features a bright and spacious sitting room overlooking the rear aspect, while the separate formal dining room (which could also serve as a fifth bedroom) provides further flexibility. The stylish kitchen/breakfast room is situated to the front, fitted with solid wood cabinetry by British Standard and a breakfast bar, creating a perfect space for informal dining. Upstairs on the second floor are two further bedrooms, including the master suite with a generous dressing room (currently used as a nursery) and an ensuite shower and bathroom. A recently renovated family bathroom with elegant Ca Pietra tiling completes the accommodation. With three reception rooms, three bathrooms, and an integral garage with driveway parking, this home is ideal for modern family living. The property is within walking distance of Reigate station and very conveniently located for Reigate town centre, local schools, and Reigate College, as well as Redhill station.

Council Tax band: F

Tenure: Freehold



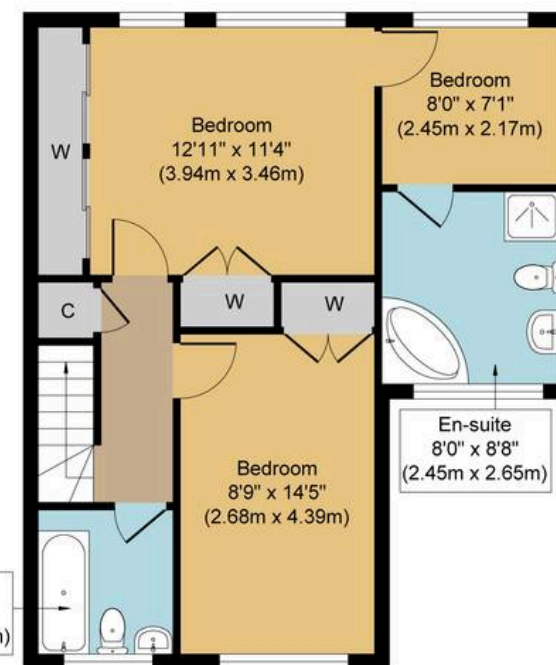




Ground Floor
Approximate Floor Area
562 sq. ft
(52.21 sq. m)



First Floor
Approximate Floor Area
562 sq. ft
(52.21 sq. m)



Second Floor
Approximate Floor Area
562 sq. ft
(52.21 sq. m)



Durfold Drive, RH2

Approx. Gross Internal Floor Area 1686 sq. ft / 156.63 sq. m (Including 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.