

A well-proportioned, three bedroom semi-detached family home with versatile living accommodation throughout totalling 815 sq.ft.



Rushetts Road, Reigate, Surrey, RH2 7RQ
Offers in Excess of £360,000 Freehold

**MANSELL
McTAGGART**
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in brief...

- Semi-detached home
- Three bedrooms
- Ideal for first time buyers
- Stones throw from Dovers Green School
- Two reception rooms
- Two double bedrooms
- Private rear garden
- Driveway parking
- Brick built shed with power and water
- EPC rating C



in more detail...

A well presented, three bedroom semi-detached home ideal for first time buyers and located just a stones throw away from Dovers Green School.

With versatile living accommodation throughout totalling 815 sq.ft, the property briefly comprises: entrance hall; living room; dining room and fitted kitchen. On the first floor is a master bedroom with fitted wardrobe; double guest bedroom with fitted wardrobe; third bedroom; family bathroom refitted in August 2019 and separate W.C completes the living accommodation.

Externally, the property has driveway parking for two vehicles, gated side access is provided to the rear garden which has a patio area with the rest laid to lawn. Further benefits include, gas central heating, double glazing, loft storage and a brick built shed in the rear garden with power and water. The property is also within a short walk of open fields and woodland.



the location...

The historic Surrey town of Reigate is ideally located at the southern border of the North Downs and lies just west of Redhill and north of Horley. The idyllic town has great transport links including a train station providing regular train services to London and the South Coast. Reigate is just south of the London commuter belt enabling easy access to the M25 and M23. Reigate also boasts a range of shops and boutiques, a large recreational ground and a variety of restaurants, bars and bistros. Reigate is extremely proud of its range of primary and secondary schools, as well as colleges located across the town, providing education for the whole community. Surrey Downs and Box Hill are also within close proximity providing spectacular views and walks across the county.

Station

Earlswood – 2.0 miles // Reigate - 2.3 miles // Redhill - 2.4 miles

Shops

Reigate town centre - 1.5 miles

Motorway

M25 Junction - 3.7 miles // M23 Junction 9 – 6.6 miles

Gatwick

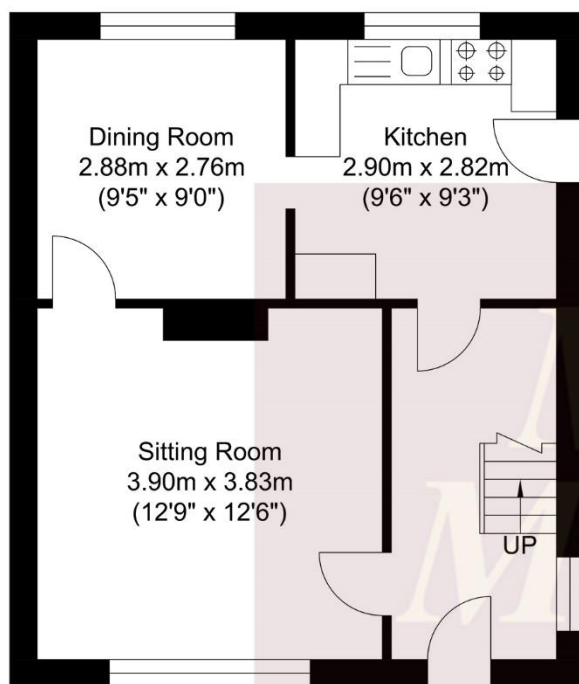
South Terminal - 5.9 Miles

Industrial Estates

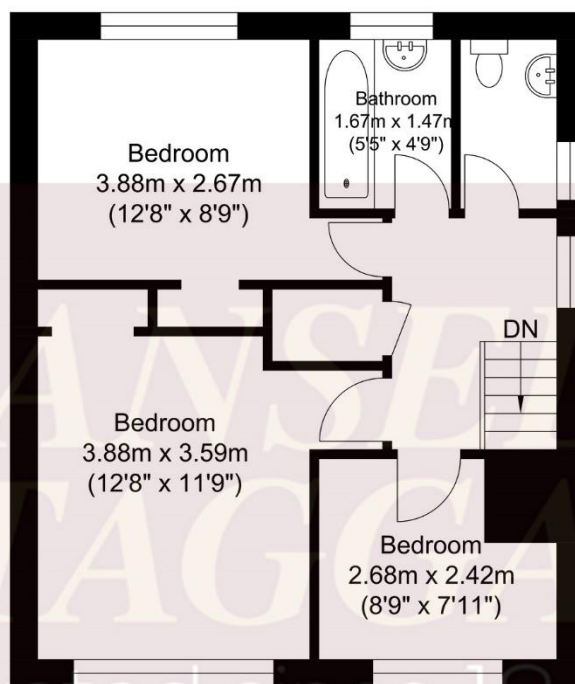
Manor Royal - 6.7 miles // Salfords - 2.3 miles

Please check google maps for exact distances and travel times (property postcode: RH2 7RQ)

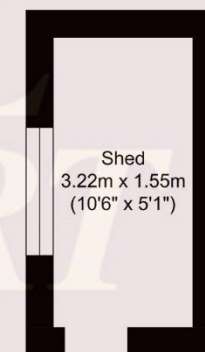
Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		85	(92-100) A		82
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	69	
(55-68) D	72		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



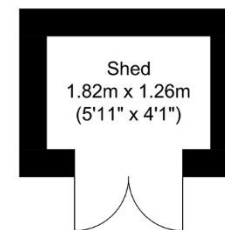
Ground Floor
Approximate Floor Area
426.57 sq ft
(39.63 sq m)



First Floor
Approximate Floor Area
426.57 sq ft
(39.63 sq m)



Approximate Floor Area
53.71 sq ft
(4.99 sq m)



Approximate Floor Area
24.64 sq ft
(2.29 sq m)



Approximate Gross Internal Area = 86.54 sq m / 931.50 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.

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