



barnard marcus

Delamere Road, Reigate RH2 7RB

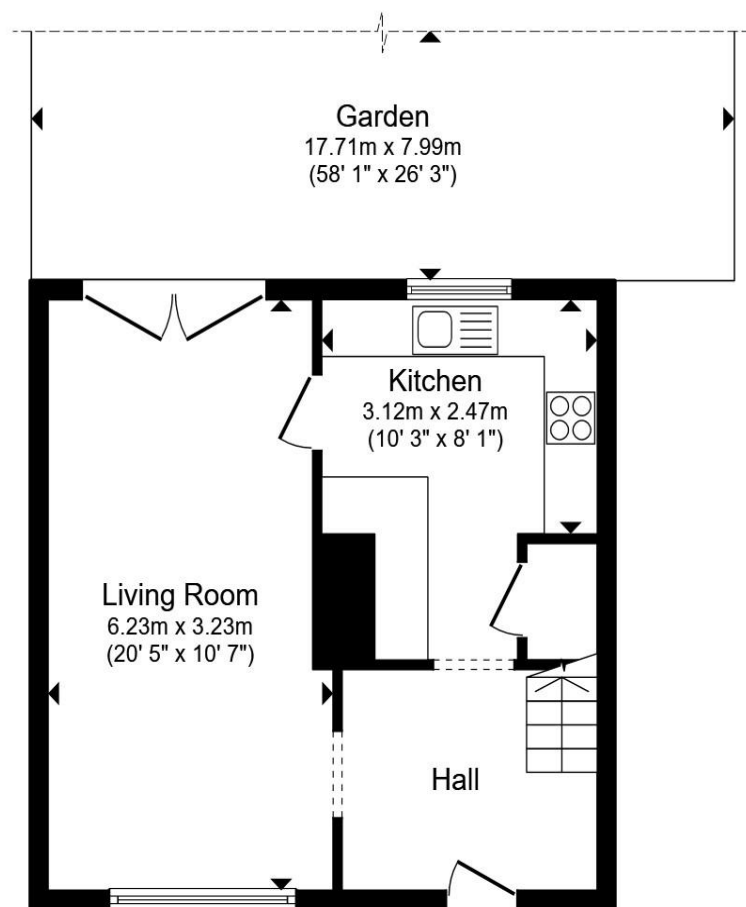
Welcome to **Delamere Road, Reigate**

Living on Delamere Road puts you in a quiet, residential pocket with easy access to countryside, town life and community activities. For outdoor activities you have Priory Park, which is one of Reigate's main attractions offering lakeside walks, children's play area, tennis courts, skate park and events such as parkruns and seasonal festivals. Reigate town centre close by is a lively high street with independent cafes, bakeries, pubs and well-reviewed restaurants. Let's not forget the independent clothing shops, gift stores and bookshops. The excellent transport links are found at Reigate station providing direct trains to London and Gatwick, making commuting or spontaneous city trips straightforward. Local schools include Reigate Grammar, Reigate Priory Community Junior, Reigate College, Reigate Parish Church Primary School.

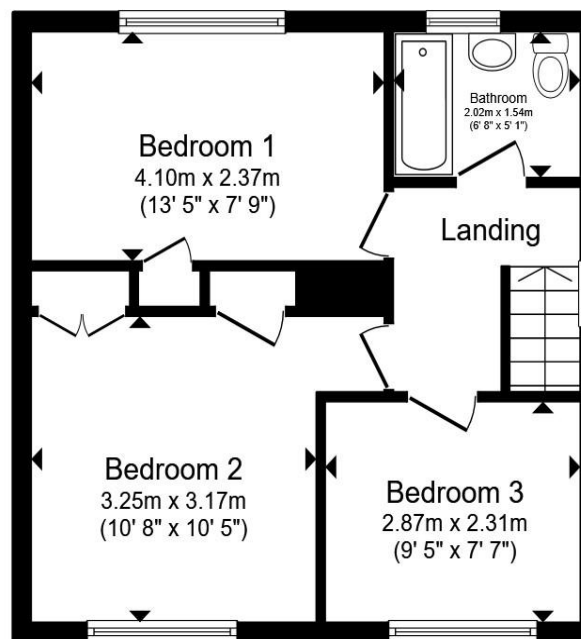
This lovely family home offers three bedrooms with two having built-in cupboards, spacious 20ft reception room, kitchen, large entrance hallway great for coats and shoes! and the family bathroom. To the front you have a driveway for two cars and gated side access running to the rear. The back garden is a delight and great for entertaining in the warmer months with family and friends. The care and attention that has gone into the garden by the current owners is clear to see and with-it being child friendly the space will be used creating many happy memories!



Agent's Note



Ground Floor



First Floor



Total floor area 77.5 m² (834 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

Delamere Road, Reigate

- Driveway
- Close to local Schools
- Three bedrooms
- Gated side access
- Spacious entrance hallway

Tenure: Freehold EPC Rating: G
Council Tax Band: D

offers in excess of

£475,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/RDH104025



Property Ref:
RDH104025 - 0014

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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