



2 Broadhurst Gardens Reigate RH2 8AW

£795,000

Robert  
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A handsome semi detached family home, located in a quiet cul de sac close to Reigate town centre, Priory Park and local shops & amenities. With a stunning south facing and extensive garden, off street parking, garage and offered to the market with no onward chain.





A handsome, semi-detached family home, located on a highly regarded and quiet cul de sac. Located in an ideal location within walking distance of Reigate town centre, Priory Park, local shops & amenities, and many of the local schools. The house is coming to the market for the first time in 40 years and is offered with no onward chain.

The accommodation throughout the house is well proportioned and very well maintained, the hallway setting the scene as you enter the house with double height ceiling giving a real feeling of space, there is a useful understairs cupboard and cloakroom within the hall. The kitchen has a comprehensive range of wall and base units, integrated appliances & breakfast bar with views over the delightful rear garden, an additional lobby provides more storage with a back door. The sitting room has been extended and is bright and spacious with sliding doors straight out into the garden with electric sun blinds to the outside, the dining room is also of excellent size with a beautiful bay window and is to the front elevation.

Upstairs the master bedroom is to the front elevation with an extensive range of fitted wardrobes and a vanity wash basin with cupboards under. There are two further bedrooms - both of good sized and with the benefit of fitted wardrobes and a good-sized family bathroom which has both a corner bath & separate shower cubicle. The loft is of good size and offers potential to extend (STPP).

To the front of the property, there is a pretty front garden with a pedestrian gate and pathway leading to the front door. There is off-street parking in front of the garage. The garage is equipped with power, lighting and has a door at the rear leading directly into the garden. The soffits have all been replaced with UPVC in 2022.





## At a glance

- Handsome semi detached house
- 3 bedrooms & 1 bathroom
- Delightful cul de sac location
- Walking distance to Reigate town centre & Priory Park
- Close to many local schools
- Stunning south facing large garden
- Off street parking & garage with power, lighting and pedestrian door
- No onward chain
- EPC - C

## Location

Reigate's bustling town centre offers an impressive range of shops and services. Offering the ultimate in retail therapy, up-market independent boutiques rub shoulders with popular high-street stores, while traditional butchers and well-stocked delicatessens specialise in mouth-watering local produce. Historic inns, cosy teashops and traditional pubs stand alongside chic bistros and sophisticated bars and restaurants. In addition to familiar chains, Buenos Aires Argentinian Steak House and Giggling Squid Thai Restaurant are perennial favourites. For delicious lunches, The Chapel and Cullendars get great reviews.

Direct trains to London are available at Redhill mainline station with routes into London Bridge and Victoria taking from 28 minutes, Gatwick airport in 15 minutes, along with routes to a variety of other destinations. Commuting to London from Reigate station is also possible and takes around 40 minutes into London Bridge or Victoria. The Channel Tunnel is within a 90 minute drive.

## Intrigued?

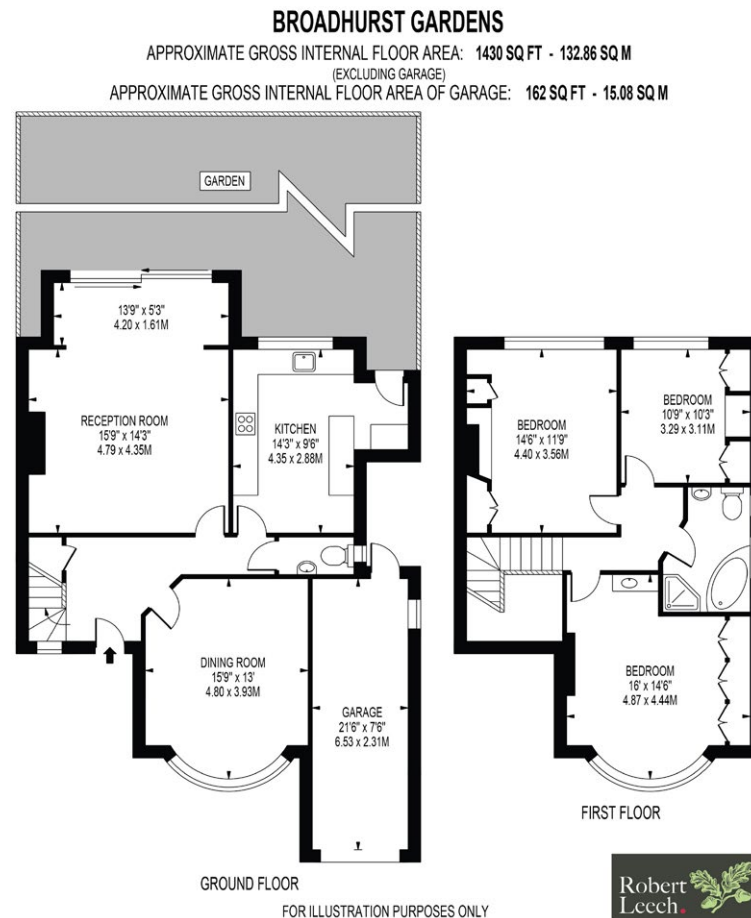
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