



Reigate, Surrey

Guide price £750,000



4



2



3

Robert
Leech .



Oakfield Drive is a pleasant and quiet cul de sac in a great location within walking distance of Reigate town centre, station and many of the local schools.

Number 21 is a detached, 3 bedroom family home with well proportioned and flexible accommodation.

On the ground floor there is a good sized sitting room, with a bay window to the front elevation and parquet flooring, this opens through to the dining room which allows both rooms to enjoy a double aspect resulting in lovely bright rooms. The dining room has sliding doors giving access out into the rear garden. The kitchen is fitted with a comprehensive range of wall and base units, space for appliances and a useful breakfast bar. There is a further reception room to the rear of the property - currently utilised as a bedroom but could equally be used as a TV room, home office, gym etc as desired. A cloakroom in the hallway completes the downstairs accommodation.

Upstairs there are two good sized double bedrooms, one to the rear and one to the front elevation, there is a third bedroom and a family bathroom.

Outside

To the front of the property there is off road parking on the driveway in front of the garage.

The rear garden has an area of patio, perfect for a table and chairs, the remainder is mainly laid to lawn with flower borders and enjoys a good level of privacy.



0.7 miles
Reigate



7.7 miles
Gatwick



0.4 miles
Reigate

- Detached family home
- 3 bedrooms & 1 bathroom
- Cul de sac location
- Flexible & adaptable accommodation
- Convenient for the town, station & schools
- Well proportioned accommodation
- Off road parking & garage
- Secluded rear garden



OXTED
72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

REIGATE
1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LINGFIELD
27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

LONDON
121 Park Lane
London
W1K 7AG
0207 0791457



LOCATION

Reigate provides a comprehensive range of local shops and boutiques with an M&S Simply Food and Jo Malone. There are also a good number of restaurants, artisan cafes, bakeries and patisseries including Chalk Hill Bakeries, Cullenders, The Chapel & Canakin.

Reigate Priory Park offers many acres of open parkland and excellent facilities including tennis courts, skate park and a cafe.

The area offers a wide range of sporting facilities including active rugby, cricket, and tennis clubs. For golfers local courses include Reigate Heath, Betchworth Park, Walton Heath and the RAC Club at Epsom.

Commuting to London from Reigate station takes around 40 minutes into London Bridge or Victoria. Gatwick airport in 15 minutes, along with routes to a variety of other destinations, whilst The Channel Tunnel is within a 90 minute drive.

FAQs

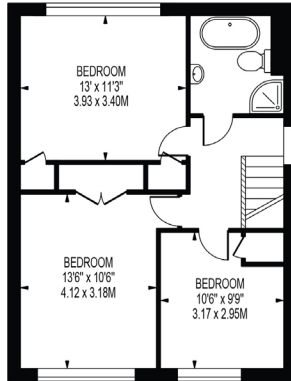
- Reigate & Banstead Borough Council
- Council tax band F
- Total living space 1,338 sq ft.
- Gas heating
- EPC

OAKFIELD DRIVE

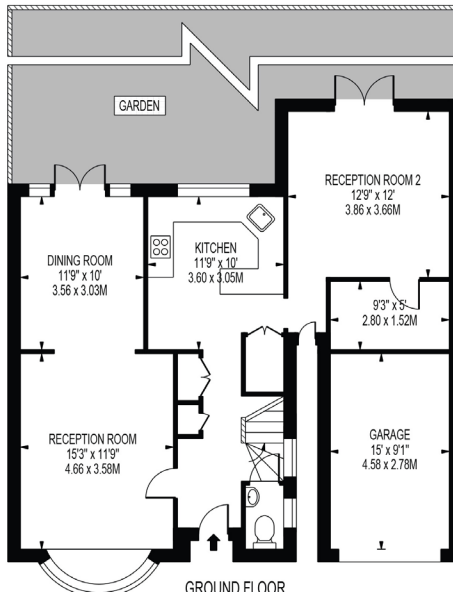
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1338 SQ FT - 124.32 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 137 SQ FT - 12.73 SQ M



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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