



KINGSLEY GROVE, REIGATE, SURREY, RH2

HOUND & PORTER

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KINGSLEY GROVE, REIGATE, RH2



3 Bedroom semi detached house

Through lounge / diner

Great sized rear garden

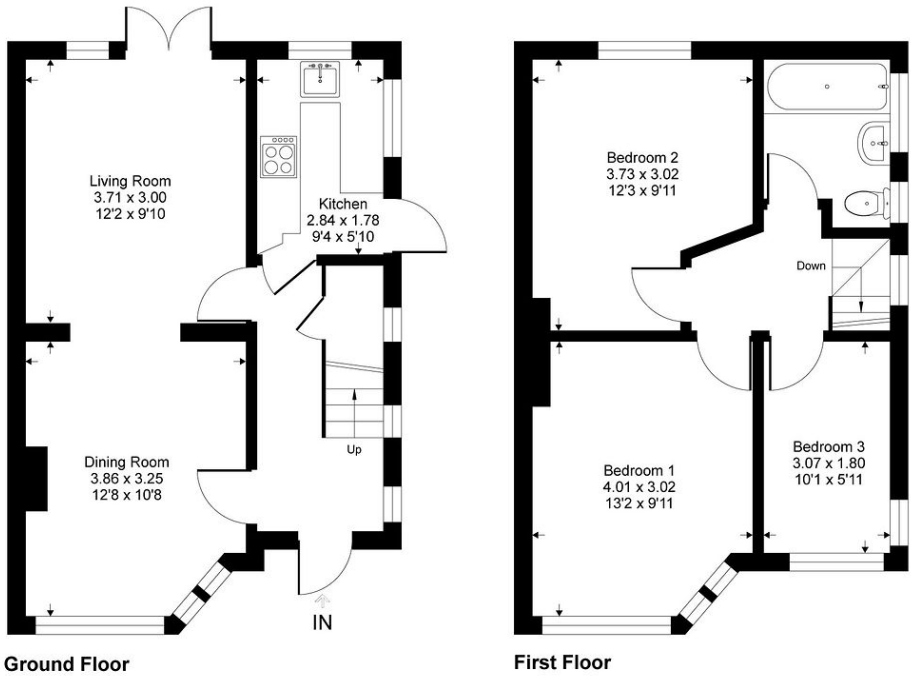
Upstairs family bathroom

Private driveway

Well located for primary and secondary schools

KINGSLEY GROVE, REIGATE, RH2

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Approximate Gross Internal Area = 73.3 sq m / 790 sq ft



We, at Hound and Porter, are very excited to be able to offer this beautiful 3 bedroom, semi detached home to the market.

The stunning, dual aspect, through lounge / diner, is flooded with light. With french doors, allowing direct access to the garden, you really do get that feeling of bringing the outdoors in.

Upstairs, there are two excellent sized double bedrooms and the third room, currently used as a dressing room, would make a beautiful child's room or home office.

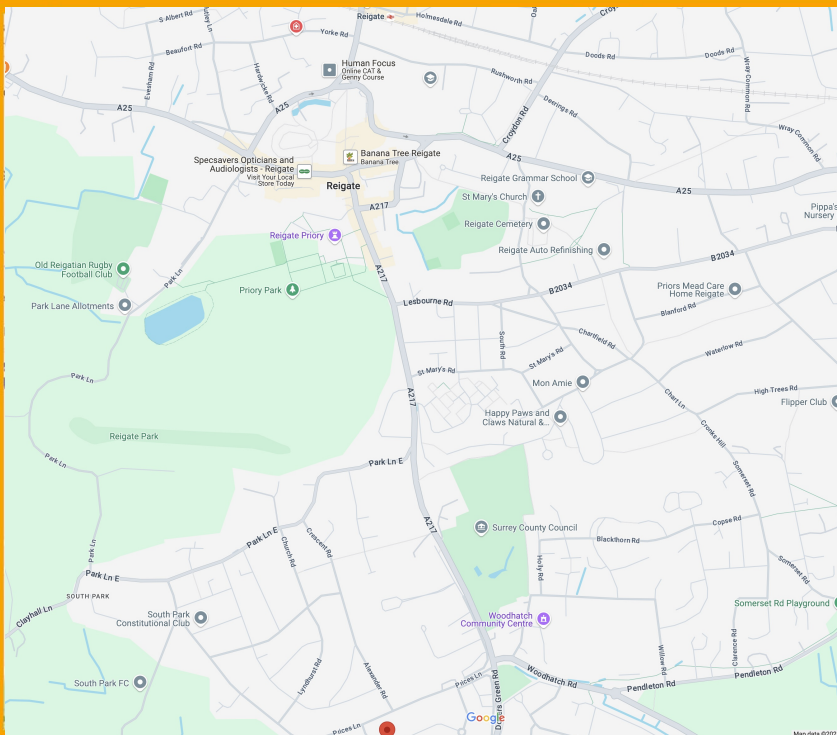
The family bathroom, refitted just a few years ago, is the perfect space to relax and unwind.

Outside, the private garden has a lot on offer. A great space for entertaining, with patio, lawn, brick built outbuilding, summer house, BBQ and potting areas.

To the front is a generous private driveway for two cars - the perfect set up for EV charging too!

Please do get in touch to arrange your viewing!

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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LOCATION

This lovely home is located in South Reigate, with the high street only a mile and a half away. Reigate is brimming with boutique shops, cafes and restaurants, Priory Park offers lovely dog walks and a central children's play area is accompanied by a little café. Redhill is a couple of miles down the road with amenities including: Donyngs leisure complex, The Belfry shopping centre, Redhill Memorial Park and The Light. More locally are numerous shops and cafes as well as a local pub and children's play area.

TRANSPORT

Within easy reach of the, A25, M23, M25 and Gatwick Airport
A bus service providing access to Redhill, Reigate and north of the M25

DISTANCE TO STATIONS FROM PROPERTY BY ROAD

- 2.2 miles to Reigate Station
- 2.4 miles to Redhill Station

COUNCIL TAX

Reigate and Banstead Borough Council
Band D - £2,349 per annum



DID YOU LIKE WHAT YOU'VE JUST SEEN?

Get in touch. We are more than happy to arrange a viewing, assist you with the complicated paperwork and find you the best local businesses to help during and after your move. We look forward to hearing from you.

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