



30 Hitchings Way, Reigate, RH2 8EW
Guide price £585,000

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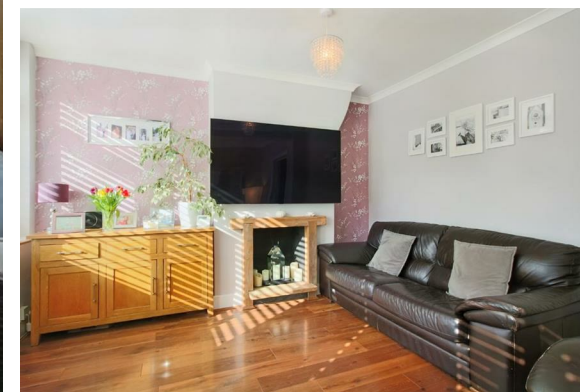
A larger than average semi-detached family home located in a quiet, residential road in the popular town of Reigate.

The ground floor layout comprises of a welcoming entrance hallway, large living room with rectangular bay window and feature fireplace and contemporary fitted kitchen with ample work surfaces and storage cupboards. The kitchen is open to the generous dining room, ideal for day to day family living and at the same time being a fantastic social space when entertaining. The house benefits from a double storey side extension, which means that the ground floor includes a bonus utility room and downstairs WC, formally a shower room, which could be easily re-installed.

A widened staircase leads up to the first floor landing, where you can gain access to a large loft space, which could be converted into further living accommodation (stpp) and there are two deep storage cupboards. All three bedrooms are very well proportioned, all serviced by a fantastic size luxury bathroom, with both a shower cubicle and bath.

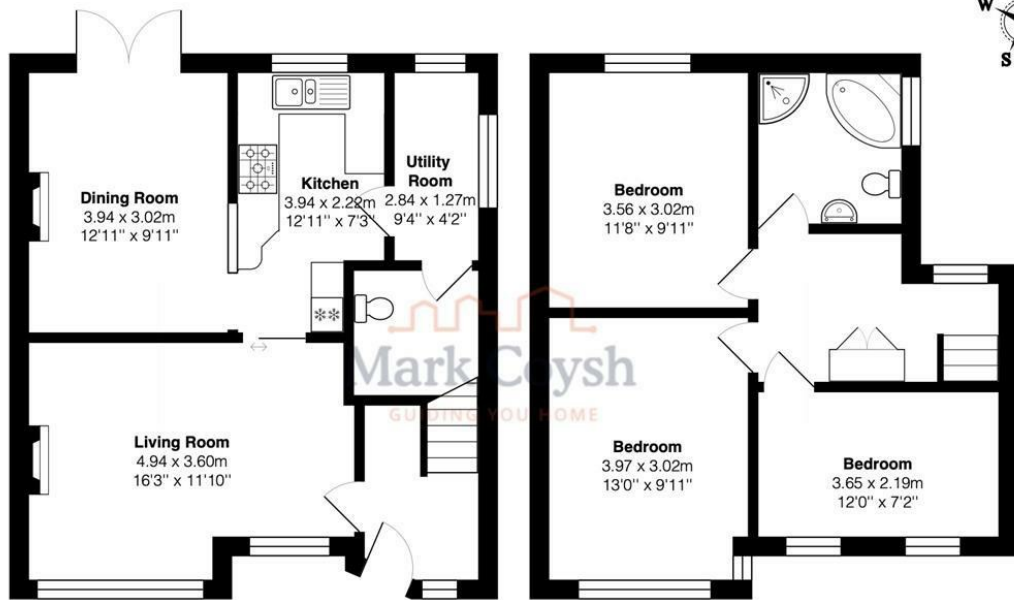
The low maintenance rear garden has been designed perfectly for a busy and expanding family, with an all weather lawn and L-shaped decked area, ideal for kids to play sport and for adults to sit and relax.

The property is situated within approx 1 miles of Reigate High Street. The nearby railway stations at both Salfords and Earlswood Station provide regular services to London Bridge (40 mins), Victoria (48 mins) and Gatwick airport (7 mins). The motorway networks can be





accessed via the M25 (J8). The town centre of Reigate offers a selection of boutiques, a cinema, coffee shops, restaurants and the well known Priory Park. There are a number of good infant and primary schools, both state and independent and most within walking distance. To mention a few, The Reigate School, Reigate Grammar School, Dunottar and the highly regarded preparatory school The Hawthorns.



Ground Floor

First Floor

Hitchings Way, Reigate
 Total Area: 96.1 m² ... 1034 ft²
 FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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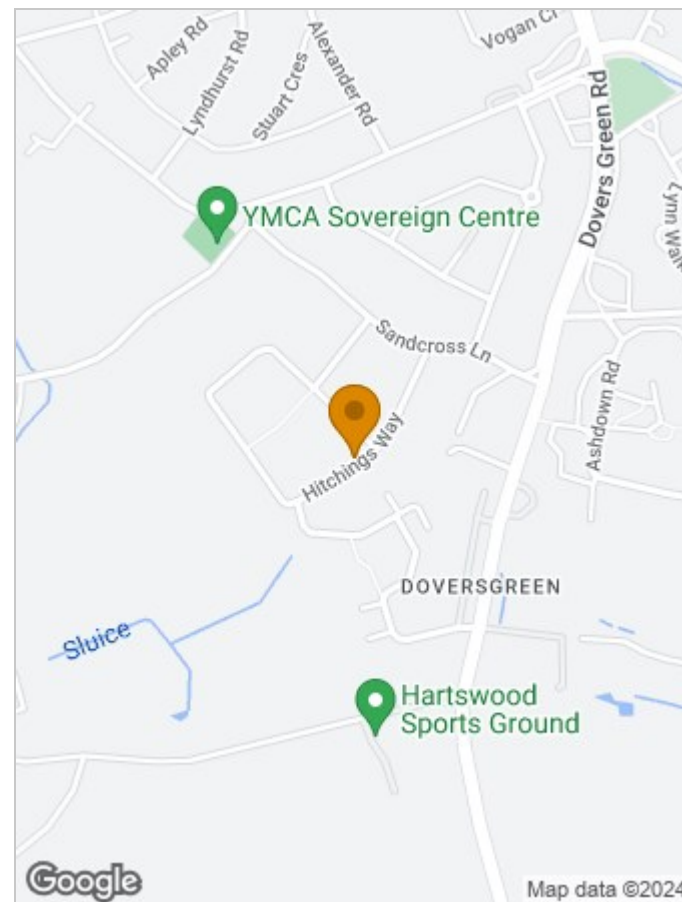
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Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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