



Reigate, Surrey

An attractive, Victorian, 3 bedroom semi detached cottage, situated in a quiet residential road within walking distance of the stunning Priory Park and local shops and amenities. Reigate town centre and many well regarded local schools are also close by.

KEY PROPERTY FACTS

- Semi detached Victorian house
- 3 bedrooms, 1 bathroom, 2 receptions
- Rear garden approx. 130ft
- Garden store and shed
- Walking distance to schools
- Short cut to Reigate through Priory Park close by.
- Council Tax band D, £1,770.56
- EPC rating D
- Living Space 1041 sq ft

LOCATION

Reigate provides a comprehensive range of local shops and boutiques including Laura Ashley and M&S Simply Food. There are also a good number of restaurants, cafes and coffee shops including Costa and Café Nero. Local restaurants include Pizza Express, Carluccio's, Cote, Bill's and La Barbe.

Reigate also has a number of highly regarded schools, state and independent, for all ages. These include Dunottar, Reigate Grammar, Micklefield, Holmesdale, Reigate Priory and Reigate Secondary.

Reigate Priory Park offers many acres of open parkland and excellent facilities including tennis courts, skate park and The Pavilion cafe. There is excellent walking and riding locally in the surrounding countryside, Reigate Heath and The North Downs Way.

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.

TRAVEL

Commuting to London from Reigate station takes around 40 minutes into London Bridge or Victoria. Commuting to London is also possible through Redhill mainline station, 2 miles away, which offers direct routes into London Bridge and Victoria from 28 minutes, Gatwick airport in 15 minutes, along with routes to a variety of other destinations, whilst The Channel Tunnel is within a 90 minute drive.

DESCRIPTION

An attractive, Victorian semi detached cottage, located in a quiet residential road close to local shops, schools & amenities.

The sitting room has a window to the front elevation with a cast iron, coal effect gas fire with wooden surround and stone hearth creates a focal point to the room.

The family room is open plan through to the newly fitted & extended kitchen with a dining room to the rear which has become very much a family space to enjoy. The kitchen has been fitted with an attractive range of wall and base units with an integrated dishwasher and space for both a Range style cooker and tall fridge/freezer. The dining room to the rear has double doors giving direct access into the rear garden, whilst a useful utility area has plumbing for a washing machine. *Range cooker and tall fridge freezer are not included in the sale.

On the first floor the master bedroom has the benefit of fitted cupboards. There are two further bedrooms and the family bathroom which comprises bath with shower over, WC and wash basin set into a work top with cupboards beneath and fully tiled walls.

OUTSIDE

The rear garden is mainly laid to lawn and is approx. 130 ft in length with well stocked beds and borders to either side, the first tier of the garden has recently been laid with a high quality artificial grass providing a low maintenance and all weather outside space. There is also a workshop with power and light in addition to a shed providing further storage.

THE BEST BITS...

- Closeness to the beautiful Priory Park.
- Local shops and amenities within a short walk.
- Close to many local schools.



1.1
Mile
REIGATE
TOWN



2.8
Miles
REDHILL

REIGATE

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

LINGFIELD

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

OXTED

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

DORKING

01306 793105

TUNBRIDGE WELLS

01892 280110

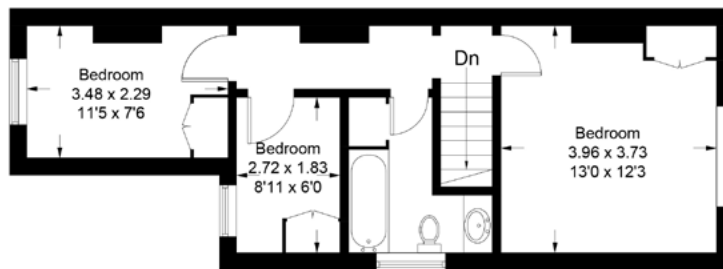
LONDON

020 3096 7217

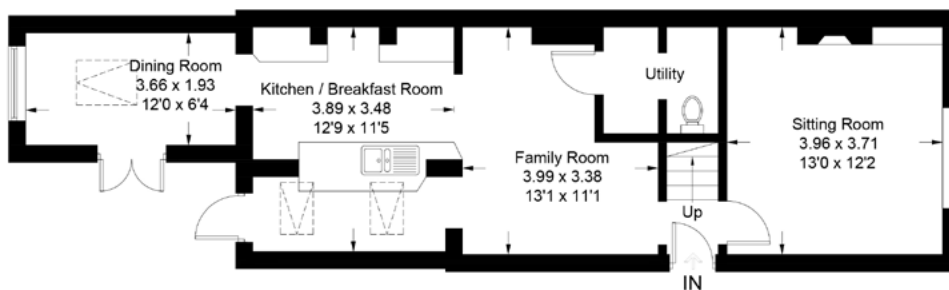




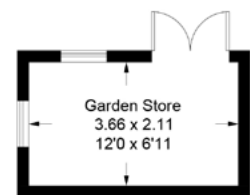
Approximate Gross Internal Area = 96.7 sq m / 1041 sq ft
 Garden Store = 7.8 sq m / 84 sq ft
 Total = 104.5 sq m / 1125 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

Garden Store

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID381167)

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