



**2 Fox Lane.**

Reigate

Guide Price **£650,000**





## 2 Fox Lane

Nestled in a serene and private location, this well-presented 2-bedroom semi-detached house offers modern living in a peaceful setting. The property boasts a lovely garden at the rear, perfect for relaxing or entertaining guests. Situated in a quiet neighbourhood, yet conveniently located just a 10-minute stroll to Reigate train station, as well as various cafes, shops, and amenities, making it ideal for commuters and families alike. Furthermore, the house falls within the catchment area for the esteemed Holmesdale School. Additionally, for those looking to expand, there is approved planning permission for an extension, enhancing the potential of this charming home.

Step outside into the garden and revel in the tranquillity it offers, providing a secluded outdoor space to unwind amidst nature. The rear garden beckons for al fresco dining and outdoor relaxation, a rare find in such a convenient location. Entertain family and friends in this private oasis, creating unforgettable memories in the comfort of your own home.

Council Tax band: D

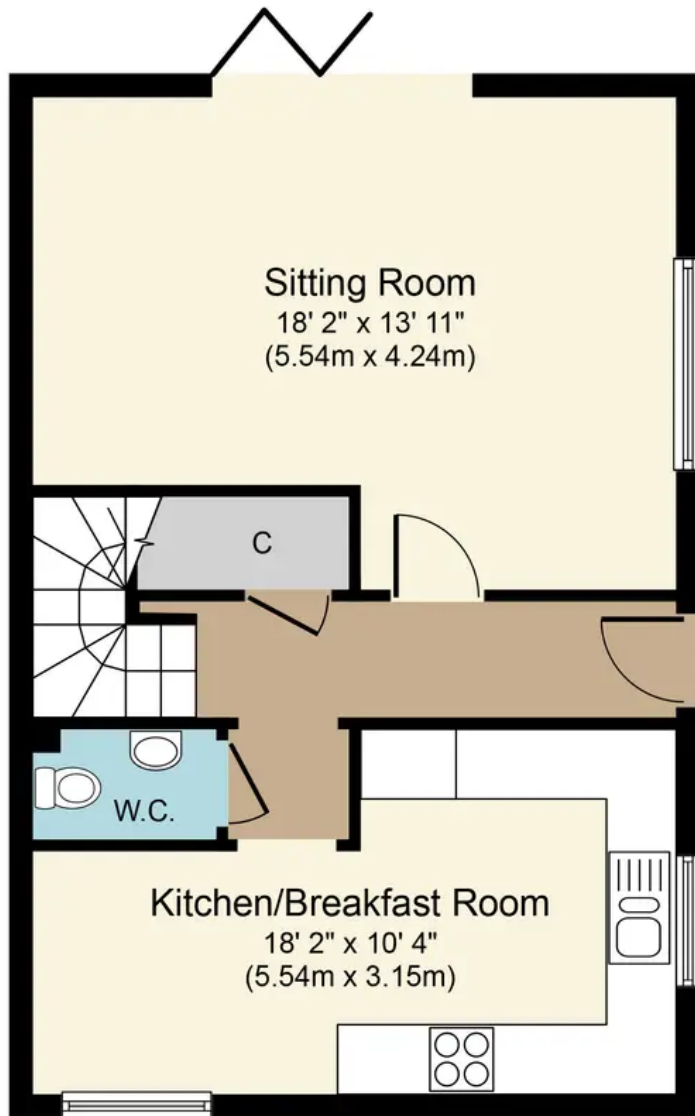
Tenure: Freehold

- Private and secluded house and garden
- Well presented semi-detached modern house
- Lovely quiet location
- Approximately 10 minutes walk to Reigate train station and other cafes, shops and amenities
- Catchment for Holmesdale school
- Planning permission for extension (see plans)

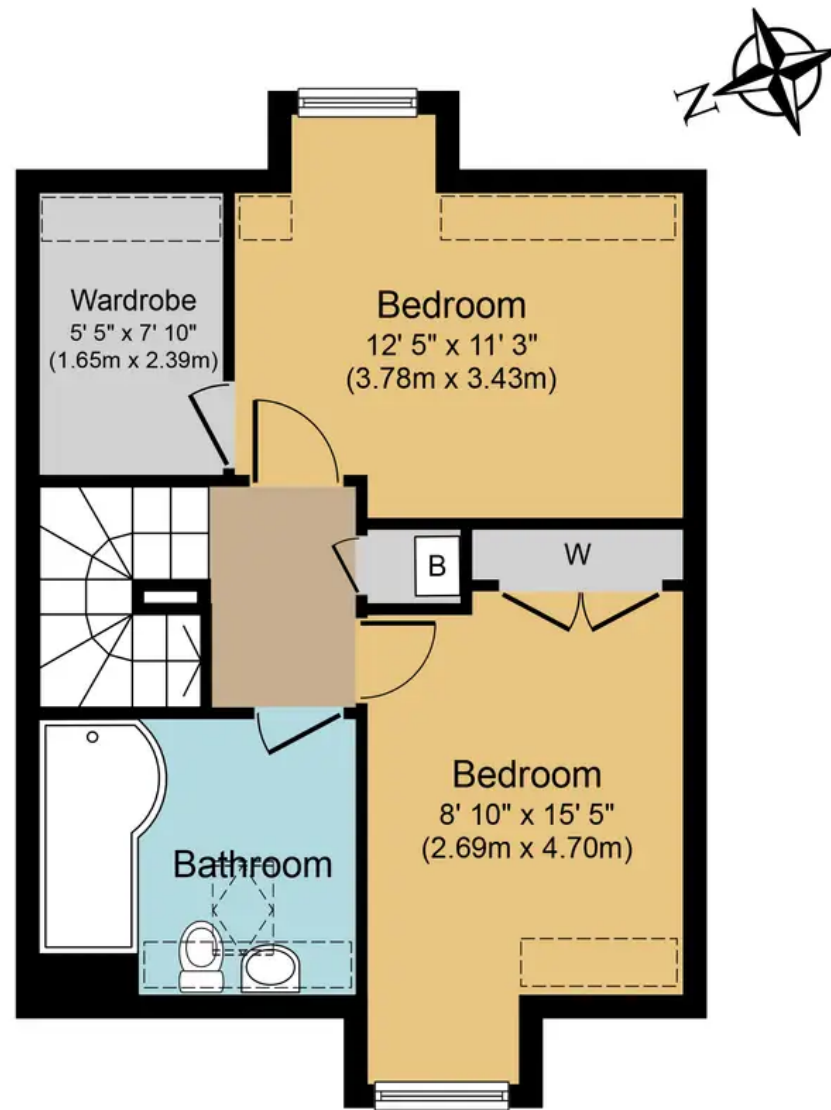








**Ground Floor**  
 Approximate Floor Area  
 527 sq. ft.  
 (49.0 sq. m.)



**First Floor**  
 Approximate Floor Area  
 435 sq. ft.  
 (40.4 sq. m.)



**Fox Lane, RH2**  
**Approx. Gross Internal Floor Area 962 sq. ft. (89.4 sq. m.)**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.