



**114 Nutley Lane**  
Reigate

Guide Price **£775,000**



## 114 Nutley Lane

A characterful end of terrace house located in the heart of "Nutley Village", this property offers a wonderful blend of charm and modern living. Boasting a convenient location just a 5-7 minute walk from Reigate train station and town centre, it also falls within the catchment areas for Holmesdale and Priory schools. This well-maintained home features three bedrooms, two reception rooms, a downstairs WC, and two bathrooms. The loft conversion and open plan rear extension add extra living space, while the large garden at the rear provides a peaceful outdoor oasis. Additionally, there is a spacious home office that opens into a large storage area, ideal for those working remotely or in need of extra space for hobbies and storage.

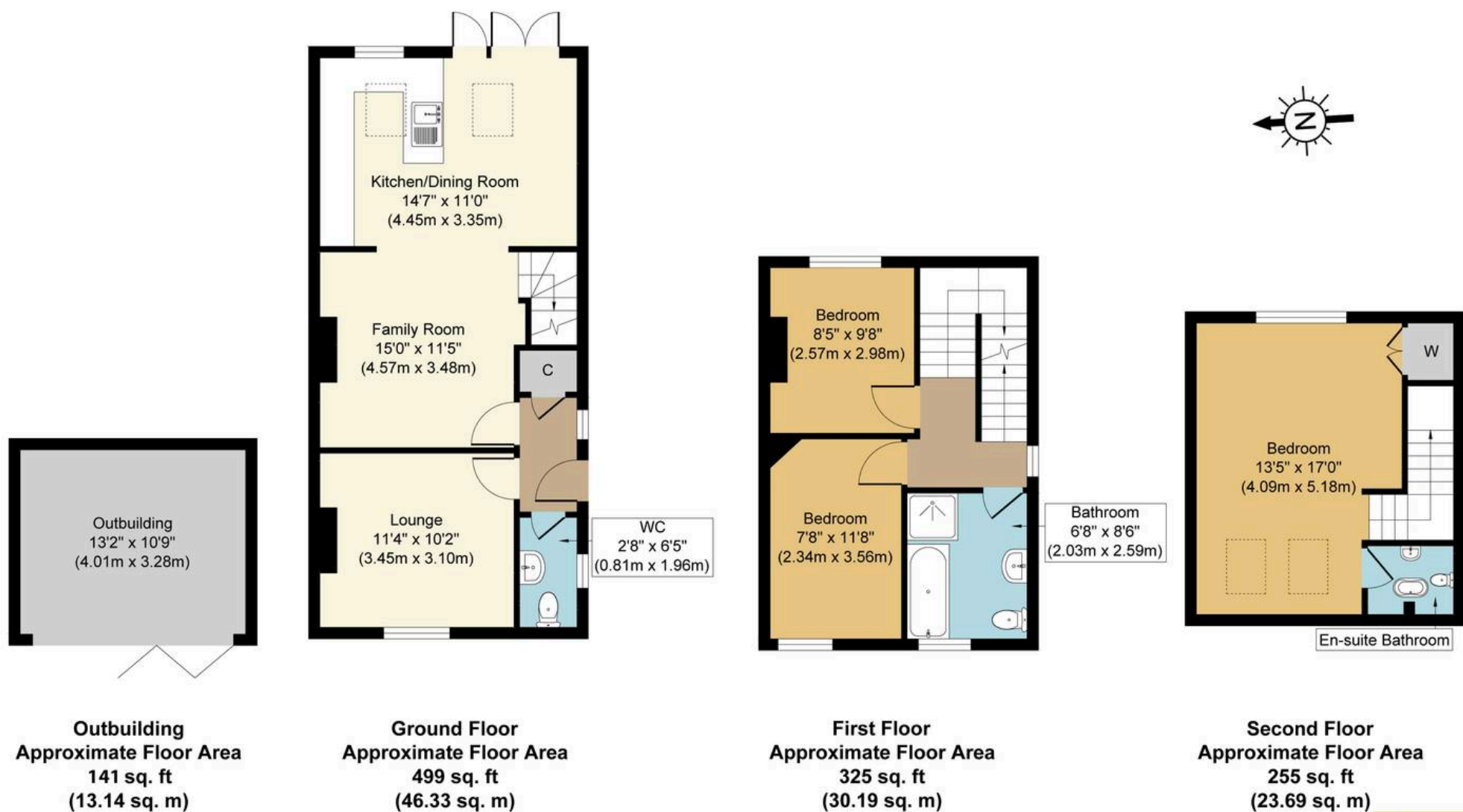
Outside, the property benefits from a good-sized garden to the rear, providing the perfect spot for relaxing or entertaining. With a well-manicured lawn and space for outdoor furniture, this outdoor area offers a private retreat in which to enjoy the surrounding greenery.

Council Tax band: D

Tenure: Freehold







## Nutley Lane, RH2

**Approx. Gross Internal Floor Area 1,079 sq. ft / 100.21 sq. m (Exclude Outbuilding)**

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.