



95 Prices Lane

Reigate

Guide Price **£625,000**

 **halliwell
marks**

Introducing this meticulously maintained and thoughtfully extended three-bedroom semi-detached family home. Nestled in a sought-after residential area just South of Reigate, this property boasts a prime location offering both tranquillity and convenience.

Upon entering the property, you are greeted by a stylishly decorated through lounge/diner, flowing seamlessly into a rear extension housing a superb open-plan kitchen/breakfast room. Ideal for modern living and entertaining alike. The addition of patio doors leading out to the garden floods the space with natural light, creating a warm and inviting atmosphere. The ground floor further benefits from a utility room and cloakroom/wc, providing practicality and functionality. The potential for further extension is offered by the garage to the side (stpp), presenting an exciting opportunity for customisation to suit individual needs.

Ascending the stairs, you will find three well-proportioned bedrooms, each thoughtfully designed to offer comfort and relaxation. The property's focal point, a south-facing, mature rear garden, is accessible through the kitchen/breakfast room and via the garage. The garden, a green oasis, is a haven for nature enthusiasts, boasting a variety of mature fruit trees, grape vines, and colourful flower beds.

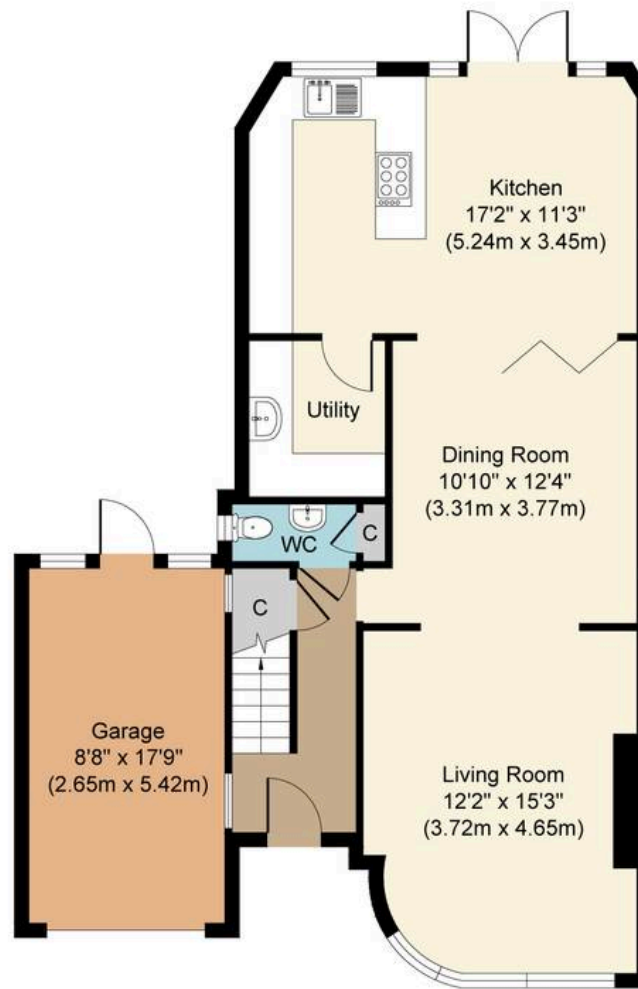
Conveniently situated within walking distance to the picturesque Priory Park, this residence is in close proximity to Reigate School, shops, and amenities, making it an ideal choice for families seeking both leisurely pursuits and every-day convenience. Off-road parking for two cars adds to the practicality of this home.

Council Tax band: D

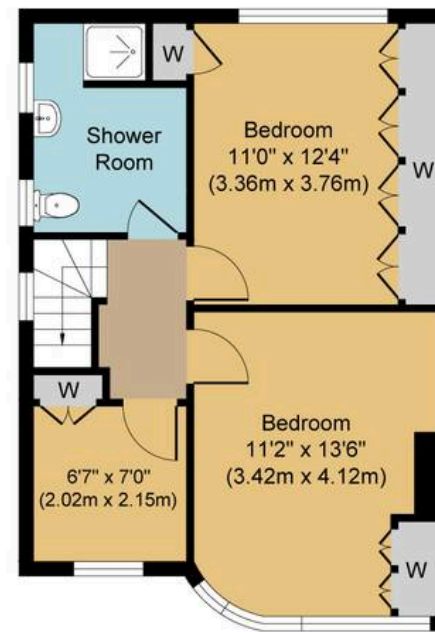
Tenure: Freehold



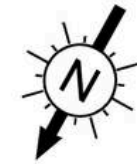




Ground Floor
Approximate Floor Area
 809 sq. ft
 (75.16 sq. m)



First Floor
Approximate Floor Area
 453 sq. ft
 (42.10 sq. m)



Prices Lane, RH2

Approx. Gross Internal Floor Area 1262 sq. ft. (117.26 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.