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137 PARK LANE EAST, REIGATE, SURREY, RH2 8LH

**£650,000
FREEHOLD**

***** BRIGHT AND SPACIOUS TOWN HOUSE WITH OFF ROAD PARKING, GARAGE AND SUPERB RURAL VIEWS *****

Located just to the south of Reigate's beautiful Priory Park, with fields both front and side, this wonderfully presented four bedroom home would make an exceptional family home.

Through the front door there is an entrance hall with a cloakroom and storage under the stairs. You have a good size kitchen/breakfast room to the front, then at the rear there is a living space with double doors to a double glazed conservatory. On the first floor there are two double bedrooms, a good size single bedroom and a family bathroom. Up on the top floor there is a wonderful dual aspect double bedroom with amazing views, a deep built in wardrobes, eaves storage and a modern, en-suite shower room.

Outside there is a pleasant front garden, which is mainly laid to lawn with a walled boundary. At the rear you have well maintained south facing garden that has both patio and lawn areas with a timber shed. You also have a rear access gate which leads out to the residents garage complex, where you have a single garage that boast an electric up and over door. In addition, the residents benefit from an allocated park space each, also located at the rear within the garage complex.

South park benefits from a handy local Co-op store, as well as some highly regarded schools such as Sandcross. Reigate town centre can be found around a mile away, and is steeped in market town history, as well as having a range of delightful restaurants, boutique stores, pubs and bars.

- SPACIOUS HOME
- FOUR BEDROOMS
- SOUTH FACING GARDEN
- SHOPS NEARBY
- COUNCIL TAX BAND: E
- WELL PRESENTED
- BATHROOM AND ENSUITE
- GARAGE AND PARKING
- LOVELY VIEWS
- EPC RATING: C





ROOM DIMENSIONS:

ENTRANCE HALL
14'5 x 3'4 (4.39m x 1.02m)

CLOAKROOM
5'10 x 3'0 (1.78m x 0.91m)

LOUNGE
18'1 x 13'10 (5.51m x 4.22m)

KITCHEN
11'6 x 11'1 (3.51m x 3.38m)

CONSERVATORY
15'3 x 8'0 (4.65m x 2.44m)

FIRST FLOOR

LANDING

BEDROOM ONE
18'0 x 12'10 (5.49m x 3.91m)

ENSUITE SHOWER ROOM
5'9 x 5'9 (1.75m x 1.75m)

BEDROOM TWO
11'4 x 10'2 (3.45m x 3.10m)

BEDROOM THREE
12'0 x 10'4 (3.66m x 3.15m)

BEDROOM FOUR
8'11 x 7'5 (2.72m x 2.26m)

FAMILY BATHROOM
7'9 x 7'7 (2.36m x 2.31m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

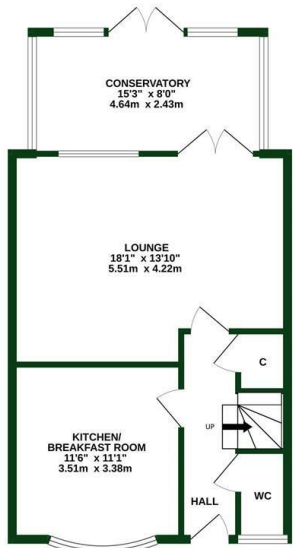
REAR GARDEN

GARAGE
16'3 x 9'2 (4.95m x 2.79m)

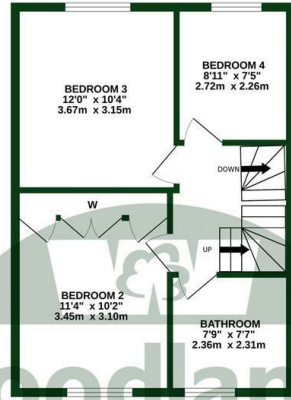
OFF ROAD PARKING FOR ONE CAR



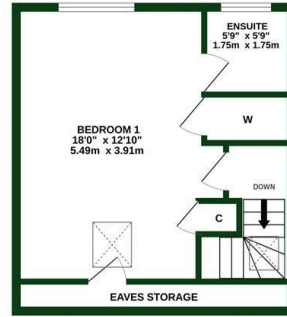
GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



2ND FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 1400 sq.ft. (130.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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