





## 37 SMOKE LANE, REIGATE, SURREY, RH2 7HJ

**£925,000  
FREEHOLD**

**\*\*\* BRIGHT, DETACHED HOME IN A PREMIUM LOCATION, WITH PARKING, GARAGE AND LANDSCAPED GARDEN \*\*\***

Built in the late 1960's, this detached home has been under the same ownership for nearly 50 years, and has been the subject of a number of improvements during that time.

The property has a wonderful entrance hall, with a well appointed shower room and stairs to both the lower ground and first floors. Downstairs there is a spacious, open plan living area, which comprises a dual aspect lounge that has a sliding door to the rear garden, and a dining area. You have a separate, fitted kitchen which overlooks the garden and in turn has a door to a very handy utility and sun room.

On the first floor there is a galleried landing, a family bathroom and three bedrooms, the largest of which being dual aspect with windows front and rear, as well as extensive fitted wardrobes.

Outside you have off road parking to the front, which in turn gives access to the oversized single garage, measuring 17ft long and just over 8ft in width.

At the rear there is a landscaped garden, which is arranged over three tiers and has an extensive patio area, shaped lawns and well stocked borders.

Smoke Lane is a quiet cul de sac, that is situated within easy reach of Reigate's historic market town centre. There you will find a selection of high street stores, as well as restaurants, traditional pubs and late bars. You are also only a few minutes from Priory School and the beautiful Priory Park, which regularly hosts a range of events, as well as having a café, lake and tennis courts.

- **SUPERB LOCATION**
- **BRIGHT LIVING SPACE**
- **THREE BEDROOMS**
- **SOUTH FACING GARDEN**
- **COUNCIL TAX BAND: F**
- **QUIET CUL DE SAC**
- **UTILITY AND SUN ROOM**
- **BATHROOM AND SHOWER ROOM**
- **PARKING AND GARAGE**
- **EPC RATING: D**







#### ROOM DIMENSIONS:

##### GROUND FLOOR

##### ENTRANCE HALL

9'11 x 7'10 (3.02m x 2.39m)

##### SHOWER ROOM

9'10 x 5'10 (3.00m x 1.78m)

##### LOWER GROUND FLOOR

##### LOUNGE

16'2 x 13'2 (4.93m x 4.01m)

##### DINING ROOM

16'0(max) x 10'8 (4.88m(max) x 3.25m)

##### KITCHEN

15'2 x 7'2 (4.62m x 2.18m)

##### UTILITY AND SUN ROOM

14'11 x 7'10 (4.55m x 2.39m)

##### FIRST FLOOR

##### BEDROOM ONE

16'1 x 11'11 (4.90m x 3.63m)

##### BEDROOM TWO

11'8 x 9'6 (3.56m x 2.90m)

##### BEDROOM THREE

8'0 x 7'7 (2.44m x 2.31m)

##### BATHROOM

10'3 x 5'10 (3.12m x 1.78m)

##### GAS CENTRAL HEATING

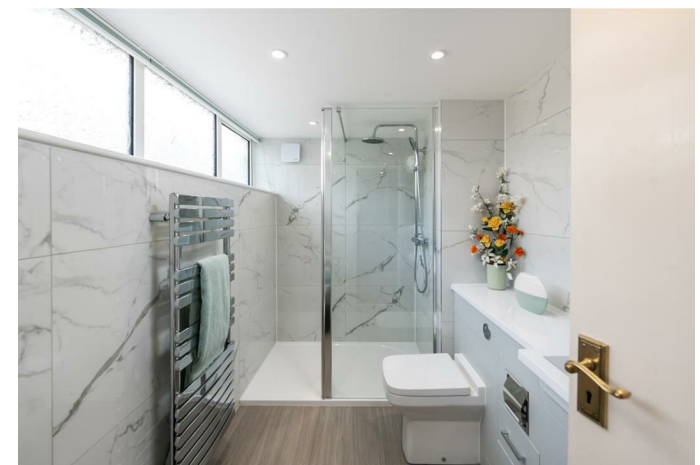
##### DOUBLE GLAZED WINDOWS

##### SOUTH FACING REAR GARDEN

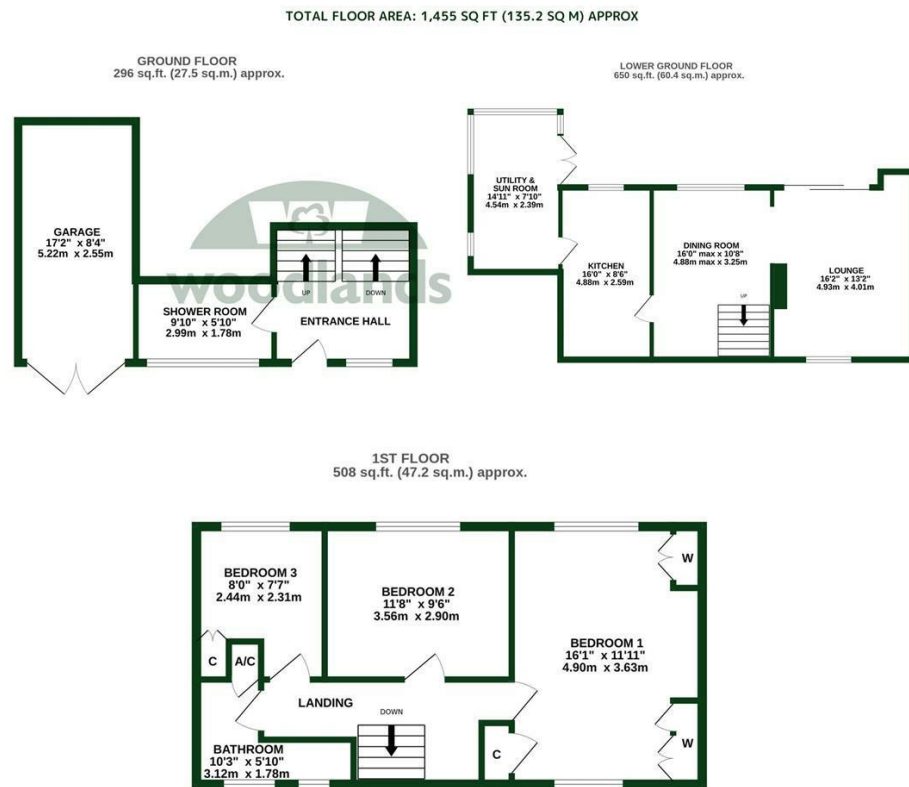
##### OFF ROAD PARKING FOR 1/2 CARS

##### GARAGE

17'2 x 8'4 (5.23m x 2.54m)







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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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