

## WILLOWS, 136 CROYDON ROAD, REIGATE, SURREY, RH2 0NQ OFFERS IN EXCESS OF £1,000,000 FREEHOLD

\*\*\* STUNNING FAMILY HOME, IN A SMALL CUL DE SAC OF FOUR HOUSES, LESS THAN A MILE FROM REIGATE TOWN CENTRE \*\*\*

This beautifully presented, four bedroom detached house offers spacious and versatile living space, as well as ample storage and further potential to extend.

Through the front door you are greeted by a spacious entrance hall, with a cloakroom and ample storage. You have a bright, and stylish triple aspect kitchen/dining space, with stone worksurfaces, beyond which there is an inner hallway, with a skylight window, built in storage, a boiler cupboard and access to the driveway area. At the end of the hallway is a large utility room which benefits from a door to the garden. Further accommodation on the ground floor consists of a study/playroom, which has French doors to the garden, and a large, open plan living space with windows overlooking the garden and bi-folding doors to a secluded courtyard. On the first floor there is a spacious landing with a large double glazed window, some built in storage, and both a shower room and a well appointed family bathroom. There are four bedrooms, all of which can accommodate a double bed, the largest two with built in storage, and the principle bedroom benefiting from a superb roof terrace.

In addition to the courtyard there is a 50ft lawn garden at the rear, with fenced boundaries, a side garden area and a front garden with a copse of mature trees. The property has a driveway as well as a car barn for two cars and a 10'8 x 9'4 garage store.

Nearby you have a convenience store and a very popular local pub. Wray Common is also only a short walk from the house, ideal for dog walks. Reigate's historic town centre can be found less than a mile away, and offers a wonderful selection of pubs, restaurants and high street shops, with the additional benefit of a Morrisons superstore, a train station with links to Guildford and central London and easy access to junction 8 of the M25.

- DETACHED HOME
- FOUR BEDROOMS
- VERSATILE LIVING SPACE
- DRIVEWAY AND CAR BARN
- COUNCIL TAX BAND: G

- SUPERB CONDITION
- TWO BATHROOMS
- ROOF TERRACE
- CUL DE SAC
- **EPC RATING: C**













## ROOM DIMENSIONS:

ENTRANCE HALL 12'5 x 4'8(min) (3.78m x 1.42m(min))

**CLOAKROOM** 6'2 x 5'2 (1.88m x 1.57m)

**LOUNGE** 22'6 x 12'3 (6.86m x 3.73m)

SNUG 13'9 x 10'4 (4.19m x 3.15m)

**STUDY/RECEPTION THREE** 10'10 x 9'3 (3.30m x 2.82m)

KITCHEN/BREAKFAST ROOM 18'0(max) x 11'8 (5.49m(max) x 3.56m)

HALLWAY 9'3 x 3'0 (2.82m x 0.91m)

UTILITY ROOM 16'4 x 7'10(max) (4.98m x 2.39m(max))

FIRST FLOOR

LANDING

**BEDROOM ONE** 14'9(max) x 10'10 (4.50m(max) x 3.30m)

ROOF TERRACE 14'5 x 11'0 (4.39m x 3.35m)

**BEDROOM TWO** 12'3 x 11'2 (3.73m x 3.40m)

**BATHROOM** 7'7 x 6'7 (2.31m x 2.01m)

**BEDROOM THREE** 11'8 x 9'8 (3.56m x 2.95m)

**BEDROOM FOUR** 9'9 x 7'10 (2.97m x 2.39m)

**SHOWER ROOM** 6'0 x 3'8(min) (1.83m x 1.12m(min))

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

REAR GARDEN

**GARAGE** 10'8 x 9'4 (3.25m x 2.84m)

OFF ROAD PARKING FOR 6 CARS

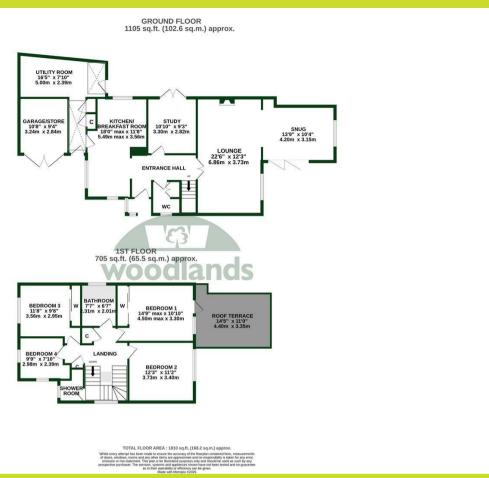
CAR PORT

















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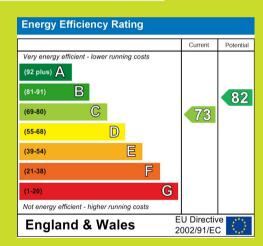


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