



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

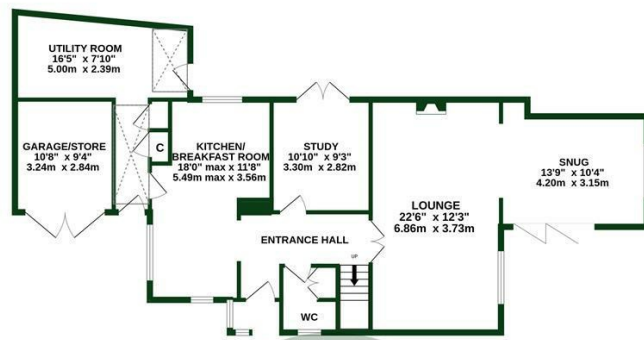
GARAGE
10'8 x 9'4 (3.25m x 2.84m)

OFF ROAD PARKING FOR 6 CARS

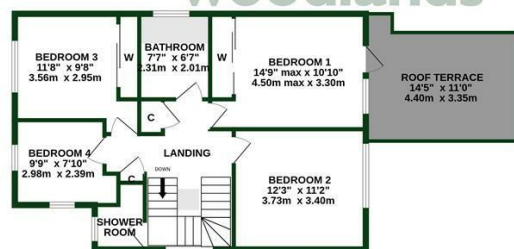
CAR PORT



GROUND FLOOR
1105 sq.ft. (102.6 sq.m.) approx.



1ST FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 1810 sq.ft. (168.2 sq.m.) approx.

While 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 errors, omissions or misstatements. 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		
(69-80) C	73	82
(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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