



Reigate  
Guide price £650,000

Robert  
Leech. 





This 4-bedroom, terraced house offers comfort and practicality, making it the perfect family home, in a central and highly sought-after location. With ample living space, built-in storage, and garden, it's a place where you can truly feel at home while enjoying the amenities of the town just a stone's throw away.





Nestled in a charming central location, just a leisurely 2-minute stroll from the heart of the town centre, this inviting terraced house offers the perfect blend of comfort and convenience. With its 4 generously sized bedrooms, 1 bathroom, downstairs cloakroom, and an array of well-appointed living spaces, this home provides a delightful haven for families.

Stepping through the front door and you will find the ground floor features a spacious living room, bathed in natural light, making the perfect setting for relaxing and entertaining. Adjacent is a cosy dining room, with a storage cupboard, that flows into the well equipped kitchen with integrated oven and hob. The dining room opens out onto the garden through patio doors. For added convenience a downstairs cloakroom is discreetly tucked away.

On the first floor, and you'll discover three of the four comfortable bedrooms, two of those three bedrooms are double in size and include built-in storage that help maintain a clutter-free environment. The final bedroom on this floor is a generous single making it a flexible space as bedroom or home office, adapting to your needs effortlessly. The house's bathroom has a bath, over bath shower, basin and built in storage shelves, is also conveniently situated on this level.

Finally, the top floor reveals the fourth bedroom, a peaceful retreat that can be used as a master suite, providing a tranquil escape from the rest of the household.

Stepping outside, the property offers a well-maintained garden, complete with a patio area for outdoor dining and entertaining. The addition of AstroTurf ensures a low-maintenance, green space ideal for children's play or simply relaxing in the fresh air.

To the front of the house the mews offers unallocated and unrestricted parking.



## At a glance

- Charming terraced home
- Four bedrooms
- Walking distance to Reigate town centre and Priory Park
- Close to many local schools
- Mews development
- Reigate and Banstead council
- 1047 sq ft of living space
- South facing garden
- EPC C

## Location

Reigate town centre offers an impressive range of shops and services. Offering the ultimate in retail therapy, up-market independent boutiques rub shoulders with popular high-street stores, while traditional butchers and well-stocked delicatessens specialise in mouth-watering local produce. In addition to familiar chains, Lebnani, Monte Forte & Buenos Aires Argentinian Steak are perennial favourites. For delicious lunches, The Chapel and Cullendars get great reviews.

Commuting to London from Reigate station, 0.1 miles away takes around 40 minutes into London Bridge or Victoria. Commuting to London is also possible through Redhill mainline station, 2 miles away, which offers direct routes into London Bridge and Victoria from 28 minutes, Gatwick airport in 15 minutes, along with routes to a variety of other destinations, whilst The Channel Tunnel is within a 90 minute drive

## Intrigued?

01737 246246

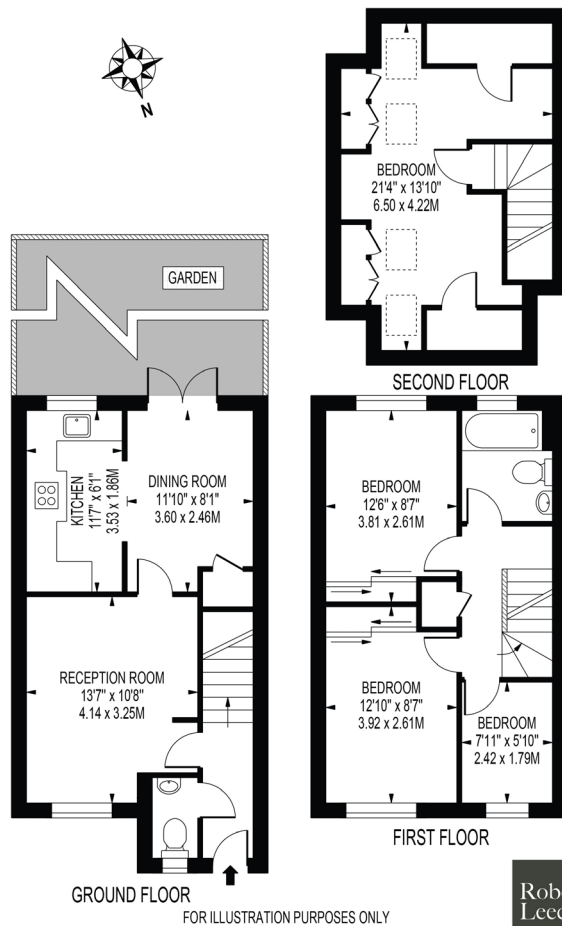
reigate@robertleech.com

1-3 High Street  
Reigate Surrey  
RH2 9AA

robertleech.com

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**WARRENNE WAY**  
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1047 SQ FT - 97.26 SQ M



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**Robert Leech**

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