



*St. Marys Road RH2*

£950,000

*“At Stone, we’re passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes.”*

————— *The Stone Family*



St Mary's Road is renowned for its attractive homes, and this property is no exception. Positioned amidst characterful neighbours, the house boasts views across to Reigate Hill, adding a touch of rural charm to your doorstep.

Upon entering, you'll be greeted by a light-filled, open-plan living space on the ground floor – perfect for modern living. Imagine cosy evenings spent gathered around the log burner, while the bay window provides a perfect spot for a dining table.

Spread across the first and second floors are five well-proportioned bedrooms, ensuring ample space for a growing family. A family bathroom and a family shower room cater to the needs of a busy household.

Adding further practicality, the property boasts a basement with a window – ideal for storage – and off-street parking, a sought-after commodity in these roads.



A crowning jewel of this property, is its south-facing garden. Patio doors lead from the kitchen, creating a seamless flow for summer barbecues and al fresco entertaining.

Sleepers guide your way onto the lawn, which is framed by an abundance of pretty planting and a beautiful blossom tree, adding a touch of colour throughout the seasons.

A highlight at the rear of the garden is a large summer house, offering a versatile space for a home office, gym, or additional entertaining area.



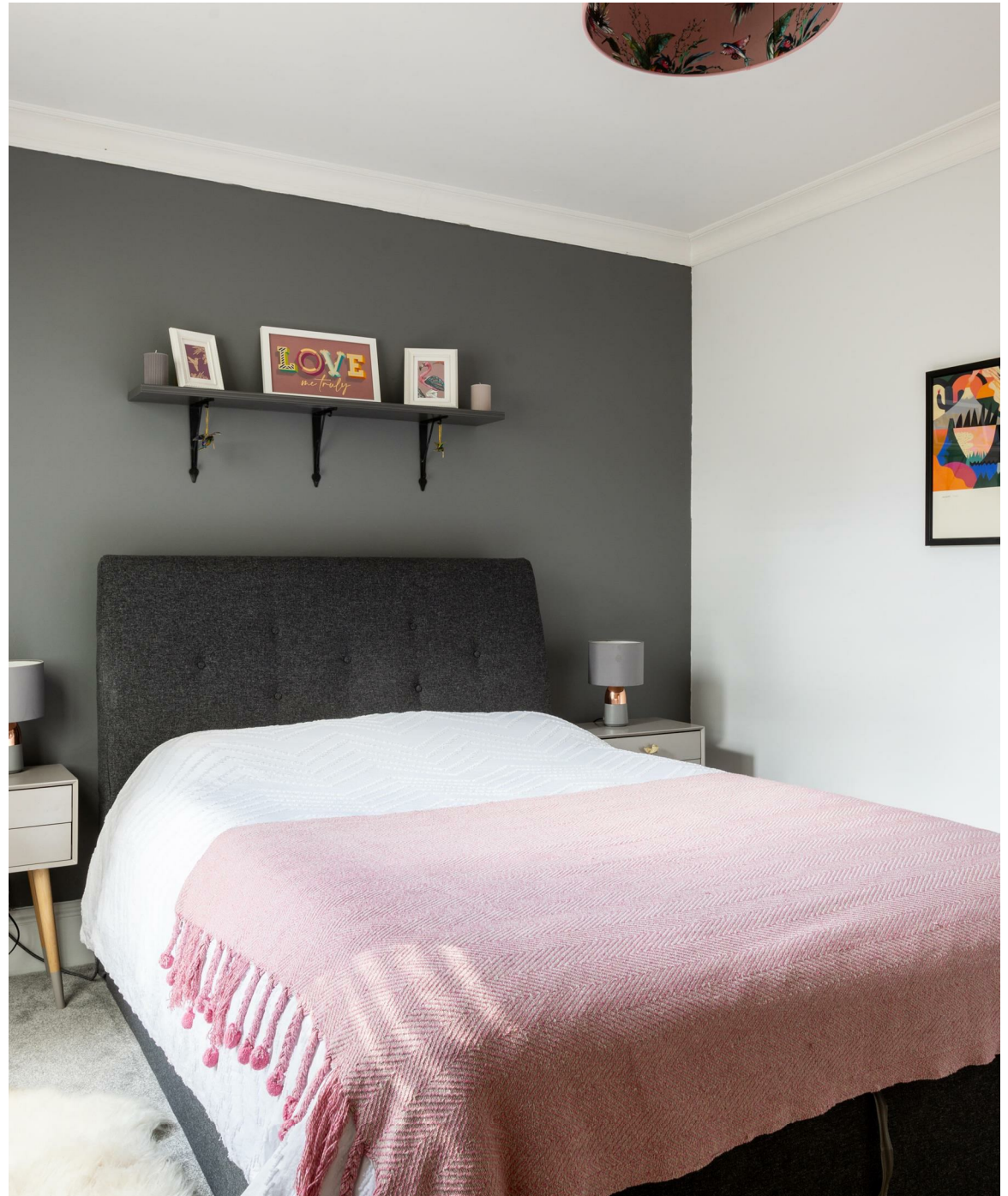




Living on St Mary's Road combines the charm of a historic location with the convenience of modern amenities, and falls within the catchment area for several well-regarded schools.

A short walk from your doorstep lies Reigate's vibrant High Street. Steeped in history, the High Street offers a delightful mix of independent shops, cafes, and restaurants. Browse local boutiques, grab a coffee with friends, or enjoy a leisurely evening meal – all within easy reach.

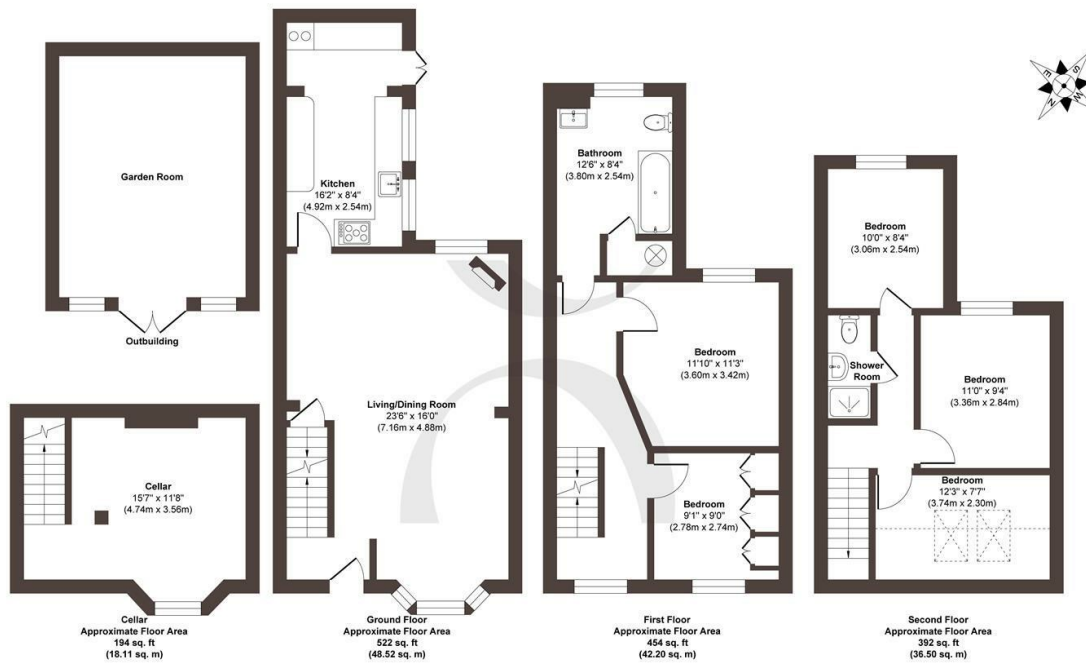
The train station is a short distance away, providing direct services to London Bridge and Victoria stations in under an hour. Additionally, the M25 motorway is easily accessible for journeys further afield.











**Approx. Gross Internal Floor Area 1562 sq. ft / 145.33 sq. m (Excluding Outbuilding)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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## The Details

- Situated in one of Reigate's historic roads, just south of the High Street
- Semi-detached Victorian family home
- Boasting 5 bedrooms and 2 bathrooms
- Large open plan living and dining room
- Modern kitchen opening onto a large patio area
- Beautiful south facing garden
- Off street parking and side access
- Basement with window

Size  
Approx 1562.00 sqft

Energy Performance Certificate (EPC)  
Rating E

Council Tax Band  
E



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