

STONE



Croydon Road RH2

£895,000

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

————— *The Stone Family*



Offered with no onward chain, this delightful four bedroom detached character home is perfectly situated within close walking distance to all the conveniences of Reigate town and station.

The current owner has lived here for many years, and undertaken sympathetic improvements, enhancing the generous living accommodation while preserving the home's charming character features.

Each reception room boasts notable character features, including feature fireplaces, high ceilings, cornice mouldings, and picture rails, creating a warm and elegant atmosphere throughout.

Upstairs, the expansive landing provides access to four bedrooms and a family bathroom. Bedrooms one, two, and three are generous doubles, each retaining the home's signature character features.



The fourth bedroom has been thoughtfully converted to provide access to a versatile loft bonus room, perfect for a home office, playroom, or additional storage.

The exterior of the property is equally appealing, with a charming front garden and a winding path leading to the inviting front porch. Large box bay windows and the red brick facade are reminiscent of a by-gone era.

A side gate offers access to the rear garden, designed for low maintenance yet vibrant with soft planted areas and a patio, perfect for outdoor relaxation and entertaining.

This family home is ideally situated for leisurely strolls, accessing the heart of Reigate with ease.







The historic high street is vibrant in character, lined with quaint shops, cafes, and boutiques. Whether you're grabbing a cup of coffee or strolling to the cinema, the high street offers a delightful experience rich in heritage and charm.

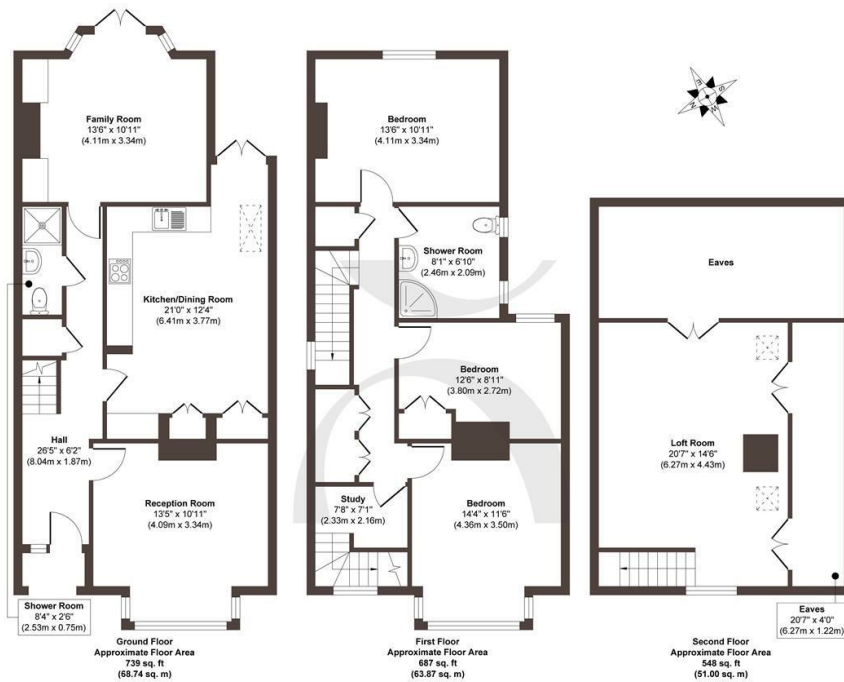
Nearby schools provide excellent educational opportunities for families, with options like Reigate Priory School and Reigate St. Mary's School catering to different educational needs and ages. Here, you're walking distance to the reputable Reigate Grammar School, and the well-renowned Reigate College for higher educational needs.

The proximity to the train station is a boon for commuters, just an 8 minute walk, making travel to London and the coast a breeze. This is a mainline to Gatwick, London Terminals and Guildford, and beyond. The nearby M25 connects motorists to neighbouring counties.









Approx. Gross Internal Floor Area 1974 sq. ft / 183.61 sq. m

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

Produced by Elements Property

STONE

The Details

- Detached period family home
- Four bedrooms, two bathrooms
- Large open plan Kitchen
- Two spacious reception rooms
- Original features throughout
- Walk into Reigate's historic high street
- Walk to Reigate train station
- Ideally situated for superb schools
- Permit parking on road
- Gorgeous landscaped garden for low maintenance

Size
Approx 1974.00 sq ft

Energy Performance Certificate (EPC)
Rating E

Council Tax Band
F



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