



Alma 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*



Located in one of Reigate's prestigious residential areas, Wray Park Lodge is a charming lodge house on Alma Road, presenting a rare opportunity for those seeking a renovation project in a prime location.

Set on a generous corner plot, this property boasts partial Reigate stone façade – a listed feature adding historical charm and character.

Offering 1,472 sq. ft. of versatile living space, the accommodation includes two double bedrooms, two reception rooms, a study, a large shower room, and a kitchen with garden access. The layout is ideal for those with a vision, whether you're considering extending or updating the existing structure to enhance its potential.

The property benefits from off road parking and a garage, while the mature garden offers scope for landscaping or outdoor entertainment areas. The separate W/C and practical storage options add to the home's functional appeal.



For those looking to put their personal stamp on a property in a highly sought-after neighbourhood, this bungalow offers a blend of opportunity and character that is seldom available.

With no onward chain, this property is an attractive offering to the market for those who value location and opportunity.

Alma Road itself is a picturesque, tree-lined street, characterised by well-maintained homes and a sense of community, making it an ideal location for families and professionals alike.

The surrounding roads are similarly appealing, with mature trees and attractive, substantial properties creating a charming and peaceful residential setting.







Reigate Hill is a local beauty spot offering stunning panoramic views and picturesque walks. The popular Junction 8 café is a favourite stop for locals, serving up excellent coffee and treats.

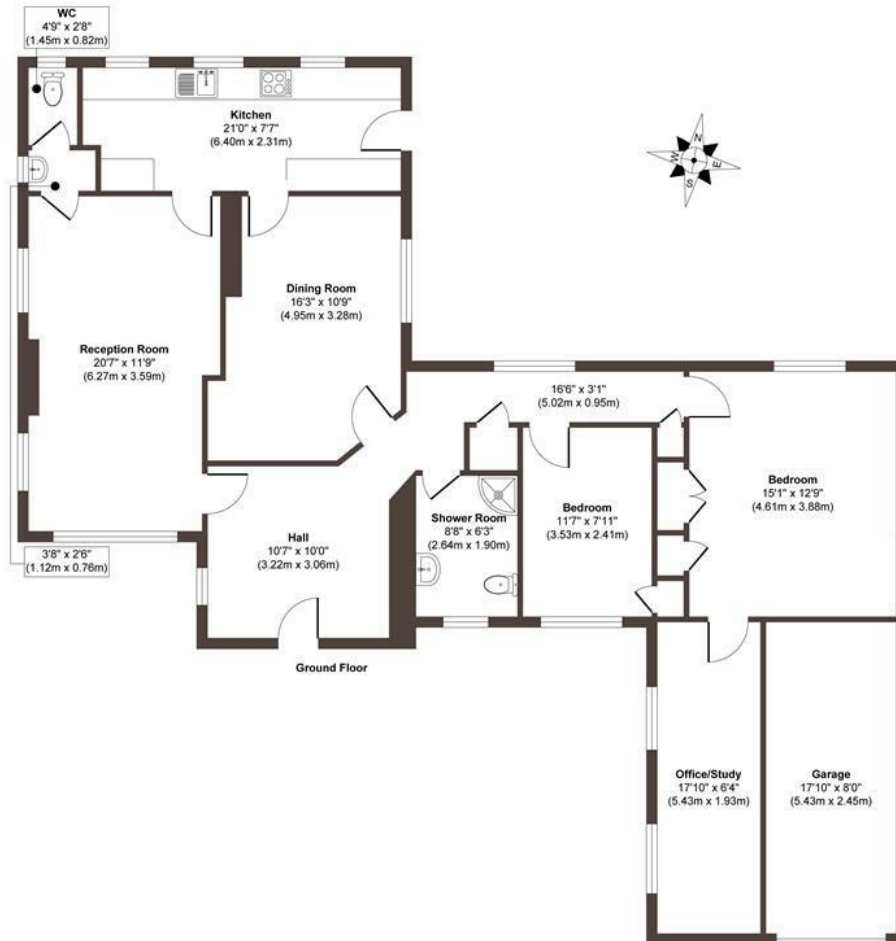
For commuters, Reigate train station is conveniently nearby, providing direct links to London and surrounding areas. Additionally, access to the M25 is only minutes away, ensuring excellent connectivity for those who travel further afield, whether for work or leisure.

Families are particularly drawn to this location due to its proximity to well-regarded schools. Both state and independent options are available, with Reigate's schools consistently praised for their academic excellence and nurturing environments.









Approx. Gross Internal Floor Area 1472 sq. ft / 136.76 sq. m

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

Produced by Elements Property

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The Details

- Offered to the market chain free
- Exceptional potential to renovate and extend (stpp)
- Grade II listed lodge house within a desirable North Reigate location
- Partial attractive listed Reigate Stone exterior
- Large corner plot with mature garden
- Two spacious reception rooms
- Kitchen with garden view and outside access
- Off road parking and a garage

Size
Approx 1472.00 sqft

Energy Performance Certificate (EPC)
Rating E

Council Tax Band
F



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