

STONE



Warren Road RH2

£1,100,000

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

————— *The Stone Family*



Nestled within the sought-after residential enclave of Reigate, a stunning family abode awaits, promising the perfect blend of comfort, convenience, and contemporary living.

A long entrance hall sets the tone for the home's elegant interior, leading seamlessly into a breathtaking open-plan sitting room—a haven for relaxation and social gatherings alike. Step down into a fabulous garden room, recently extended, offering views of the lush rear garden, ideal for basking in the serenity of nature. There are central heating and double-glazed windows throughout for optimal comfort and energy efficiency.

For formal occasions or intimate family meals, a dedicated dining room provides the perfect setting, while a spacious kitchen/breakfast room caters to casual dining and impromptu gatherings. A convenient utility room/study adds versatility to the house, catering to the demands of modern family life with ease. The ground floor is further enhanced by a cloakroom for added convenience.

Ascending to the upper level, four generously proportioned bedrooms await, each offering a tranquil retreat from the hustle and bustle of daily life. Whether seeking rest or relaxation, these well-appointed spaces provide ample room to unwind and recharge. A sumptuous family bathroom and a luxurious en-suite shower room elevate the home's appeal, providing a sanctuary for relaxation and rejuvenation.



Externally, the property boasts an impressive frontage, complete with a gated driveway and off-street parking for two vehicles—ensuring both security and convenience for residents and visitors alike.

Meanwhile, the rear garden and patio beckon with promises of sun-soaked seclusion, offering a peaceful oasis for outdoor activities or alfresco dining amidst the natural beauty of the Surrey Hills.

Perfectly positioned for those seeking the best of both worlds, this exceptional home is ideally situated for exploring all that Reigate has to offer - From boutique shops and artisanal cafes to gourmet restaurants and lively pubs, the vibrant historic market town offers an eclectic array of dining, shopping, and entertainment options to suit every taste and preference.

Surrounded by picturesque parks, green spaces, and nature reserves, residents can immerse themselves in the beauty of the great outdoors, whether picnicking in Priory Park, or exploring the scenic trails of Reigate Hill.







Warren Road finds itself surrounded by a plethora of educational institutions renowned for their commitment to excellence in learning and holistic development.

Whether seeking primary or secondary education options, families in this vibrant community can rest assured knowing that their children are receiving a world-class education, setting them on the path to success and fulfilment in life.

Within easy reach lies Reigate Grammar School, a leading independent institution renowned for its academic prowess and rich extracurricular offerings.

This property also boasts proximity to Reigate Railway Station, a major hub providing regular train services to destinations across Surrey and beyond.

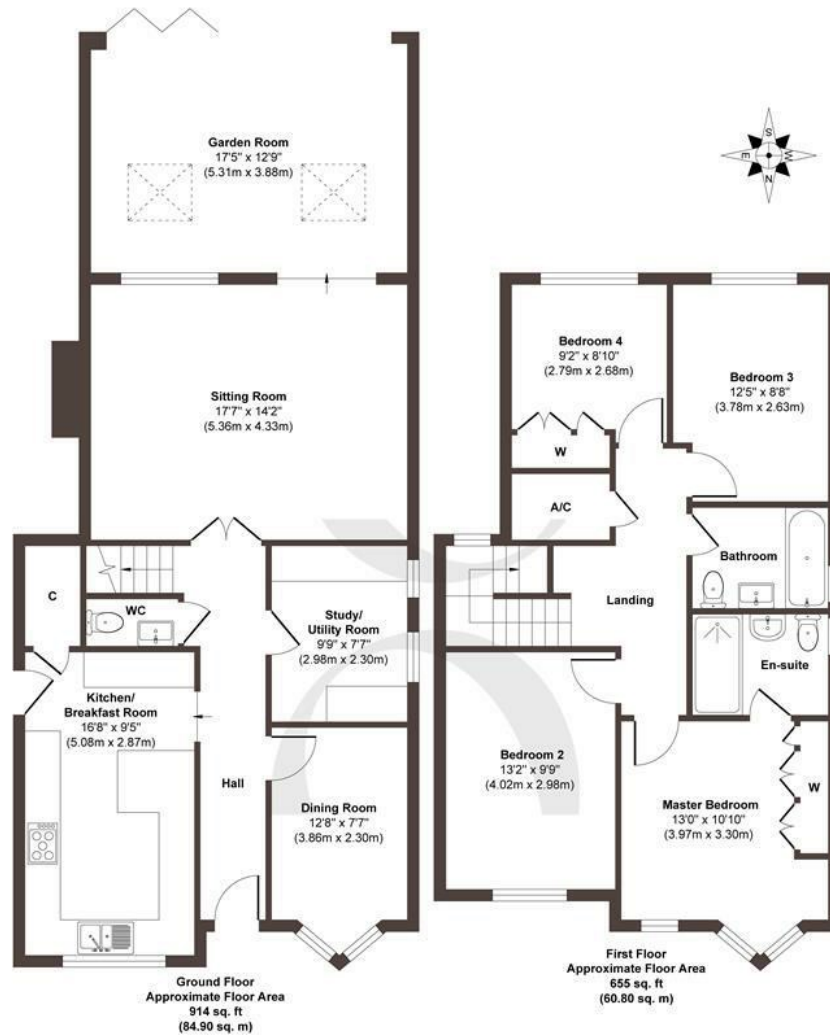
With direct connections to London Victoria and London Bridge, as well as frequent services to Gatwick Airport and other key locations, residents can enjoy swift and stress-free journeys to major employment centres, airports, and leisure destinations.

For motorists, Warren Road offers convenient access to major roadways, including the A25 and M25 motorway, facilitating quick and efficient travel by car to destinations throughout the region.









Approx. Gross Internal Floor Area 1569 sq. ft / 145.70 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

STONE

The Details

- Detached family home on a desirable road.
- Four generous bedrooms, and two bathrooms.
- Two large living areas, a dining room and spacious kitchen.
- Separate utility room with office space.
- Downstairs W/C.
- Gated driveway with parking for two cars.
- Private, tranquil garden with side access.
- Perfectly situated for a number of excellent schools.
- Within a 5 minute walk to Reigate train station.

Size
Approx 1569.00 sqft

Energy Performance Certificate (EPC)
Rating D

Council Tax Band
F



STONE

Let's Talk

01737 301 557

hello@stoneestateagents.co.uk

stoneestateagents.co.uk

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Stone does not give any representations or warranties; nor represent the Seller legally. Stone has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Stone Estate Agents 2023 All rights Reserved