



Holmesdale Road RH2

Guide: £625,000 to £650,000

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

————— *The Stone Family*



Set in the heart of North Reigate, this beautifully presented three bedroom Victorian semi-detached home on Holmesdale Road effortlessly combines period charm with modern living. Just a five-minute stroll to Reigate train station and the town's local shops and cafés, this character property is ideal for families and professionals seeking a balance of convenience and community.

A walled front garden with pretty planting is striking against the traditional red brick exterior, with a tiled pathway guiding you to the front door. Step inside and be greeted by the front reception room, where a box bay window, custom traditional shutters, and a striking colour-blocked chimney breast with a working log burner create a cosy, welcoming space.

The rear reception, currently used as a dining room, is equally inviting, and the entire ground floor benefits from threshold-free wooden flooring, adding to the sense of flow and openness.

The sleek, modern kitchen is a highlight, with its crisp white slab doors, contrasting black worktop, and practical tiled flooring. There's also space for a breakfast table, making it the perfect spot for casual dining or family mornings.



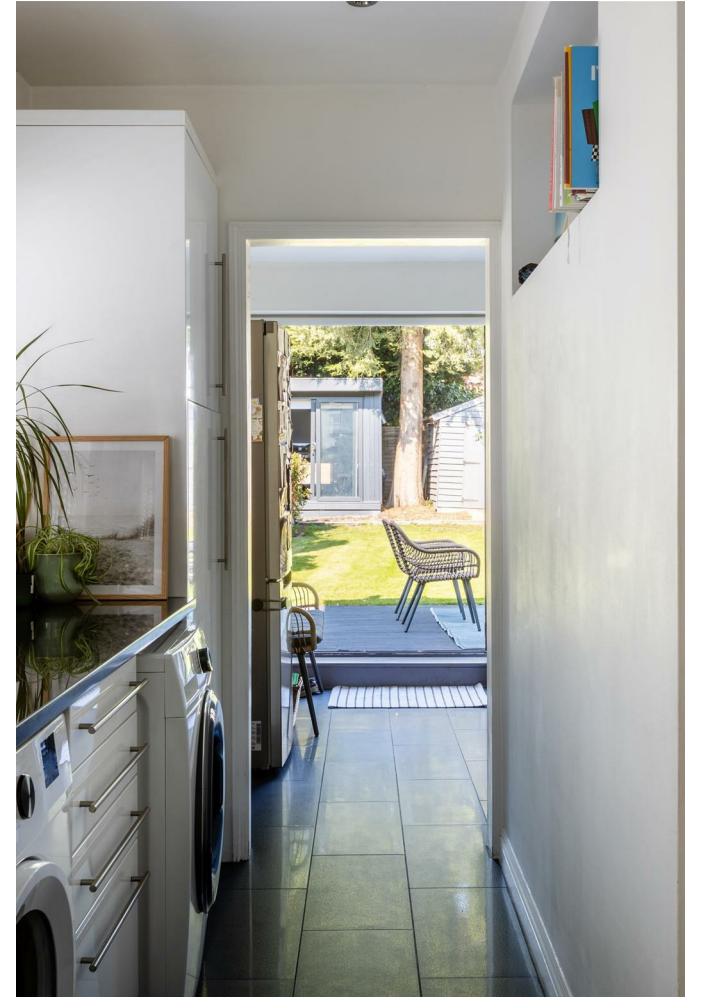
Bi-fold doors open onto the landscaped garden, seamlessly blending indoor and outdoor living. The garden itself is a peaceful retreat, with a decking area ideal for al fresco dining, a sunlit lawn, and tidy planting.

At the far end of the garden, a purpose-built home office with power and lighting offers the perfect environment for remote work or creative pursuits, while a shed provides extra storage.

Downstairs, the modern family bathroom boasts large stone slab tiling and contemporary white sanitary ware. A utility room with ample storage adds to the home's practicality, and upstairs, you'll find two generously sized double bedrooms and a good-sized single bedroom, all neutrally decorated for a fresh, airy feel. The principal bedroom also benefits from an en suite cloakroom, adding a touch of luxury to this already delightful home.

There's even potential to extend the property (subject to planning permission), making this a long-term investment for those looking to grow into their home. While the owners currently rent a nearby parking space, the street offers parking without permits, adding to the ease of daily living.







Located on a desirable residential road, this home is within walking distance to the popular Beryl & Peg's, the co-op and exceptional pubs.

Beyond the immediate surroundings, residents can explore the charm of Reigate, with its array of shops, restaurants, and recreational amenities.

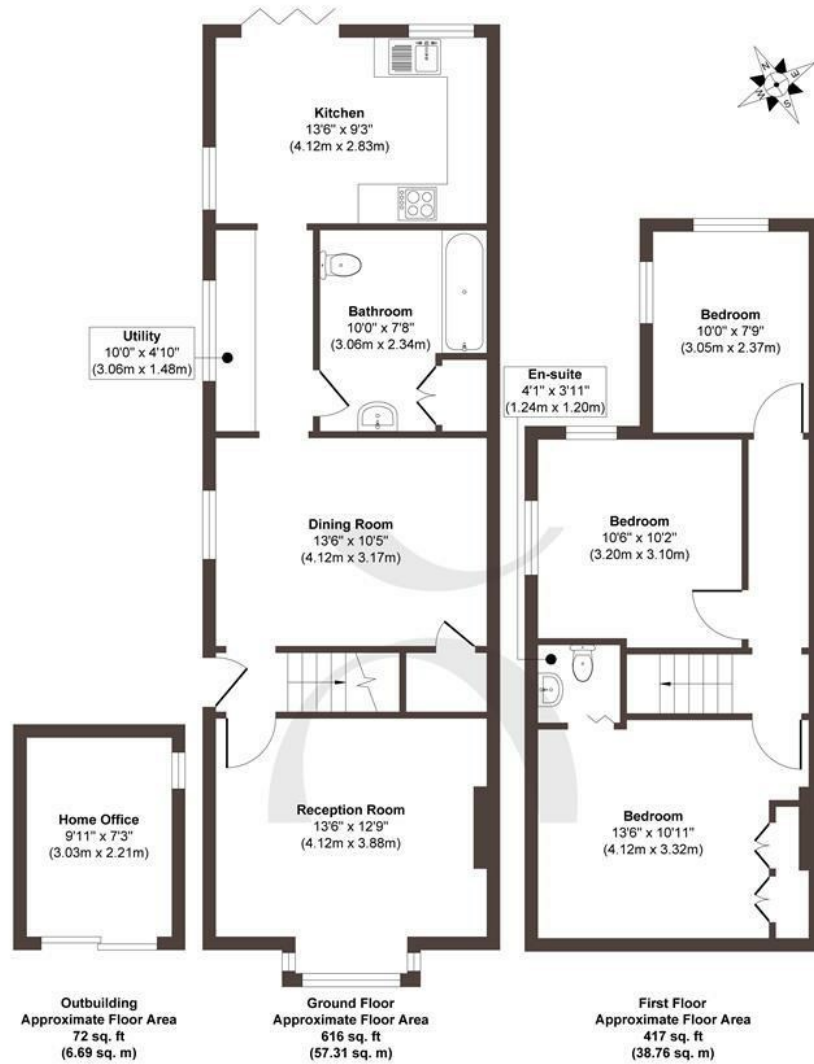
Reigate train station at the end of the road, with easy connections to London, Gatwick and neighbouring Surrey towns, makes commuting a seamless experience. You can arrive in London from your front door in under one hour.

You can enjoy the popular Reigate priory park, or Reigate Hill/ Gatton park national trust for weekend strolls. Reigate is spoilt by amazing schools, with Holmesdale School close by with outstanding reviews as well as great nursery's positioned on the road.









Approx. Gross Internal Floor Area 1105 sq. ft / 102.76 sq. m (Including Outbuilding)

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

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The Details

- Charming semi-detached Victorian home
- Situated within a desirable North Reigate road
- Cosy reception with bay window and log burner
- Sleek contemporary kitchen design
- Utility space and modern family bathroom
- Three well-proportioned bedrooms
- Principal bedroom with en-suite W/C
- Gorgeous private rear garden
- Contemporary home office

Size
Approx 1033.34 sq ft

Energy Performance Certificate (EPC)
Rating D

Council Tax Band
D



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