



*Upper West Street RH2*

£475,000 - £500,000

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

————— *The Stone Family*





Nestled on the quaint Upper West Street, a picturesque thoroughfare bordering Reigate's historic High Street and Nutley Lane, this two-bedroom terraced cottage embodies quintessential charm. Stepping inside, you're welcomed into an inviting open living and dining room, exuding stylish décor and thoughtful design.

At the heart of the living space stands an exposed brick fireplace, serving as a focal point amidst oak shelving and a built-in cabinet, creating a warm and cozy ambiance. An elegant blend of exposed brick and white beams delineates the natural flow between the generously sized areas, while original double doors, painted a vivid orange, offer a striking backdrop to a snug corner.

The kitchen boasts a modern aesthetic with white shaker cupboards, mint metro tiling, and oak-colored worktops, providing both functionality and contemporary elegance. Adjacent, a side conservatory has been ingeniously converted into a utility and pantry area, featuring an aluminum glass roof that floods the space with natural light and offers seamless access to the landscaped courtyard garden.

On the ground floor, the family bathroom showcases a delightful juxtaposition of old and new, with an original stained glass window infusing character into the modern design. Hexagonal tiling adds a touch of architectural flair against the soothing blue walls, while classic chrome taps provide a timeless elegance.

Ascending the staircase, two double bedrooms await, each adorned with a cupboard for storage space. The principal bedroom, situated at the front of the property, exudes Victorian charm with a brick chimney breast painted in a deep green hue, complemented by a traditional black mantel.







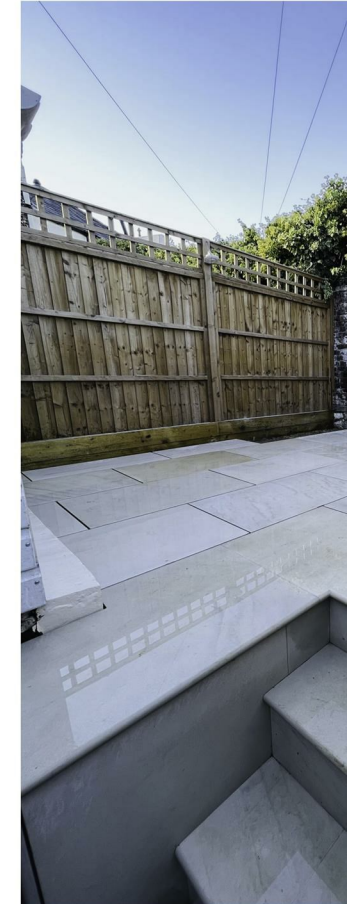
Offering a harmonious blend of period features and contemporary comforts, this enchanting cottage on Upper West Street presents a unique opportunity to embrace the essence of Reigate's historic charm while enjoying modern living at its finest.

Nestled along a walkway set above the main path, no. 14 has an attractive facade, with white painted brick and a pale blue front door with stained glass, a nod to the era of the property. Potted plants and a box hedge softens the exterior.

Step through the architectural black aluminium doors and ascend pebble and sandstone paving to a raised courtyard area. This walled courtyard garden is perfect for hosting BBQs and al-fresco dining, creating an idyllic retreat for relaxation and entertaining.











Living in the centre of Reigate offers a vibrant and dynamic lifestyle filled with an array of opportunities and conveniences. This picturesque town, nestled in the heart of Surrey, boasts a charming blend of historic architecture, bustling streets, and green spaces, creating an inviting atmosphere for residents.

From quaint cafes and trendy eateries to boutique shops and local markets, there's always something new to explore just steps away from your doorstep. Whether you're craving a leisurely brunch on a lazy Sunday morning or seeking inspiration for date night dinners, the town center offers an eclectic mix of options to suit every taste and occasion.

Reigate's vibrant social scene provides ample opportunities for young couples to connect with like-minded individuals and immerse themselves in the local community. Whether it's attending cultural events, joining recreational clubs, or simply strolling through the picturesque Priory Park, there's no shortage of ways to enjoy quality time with friends.



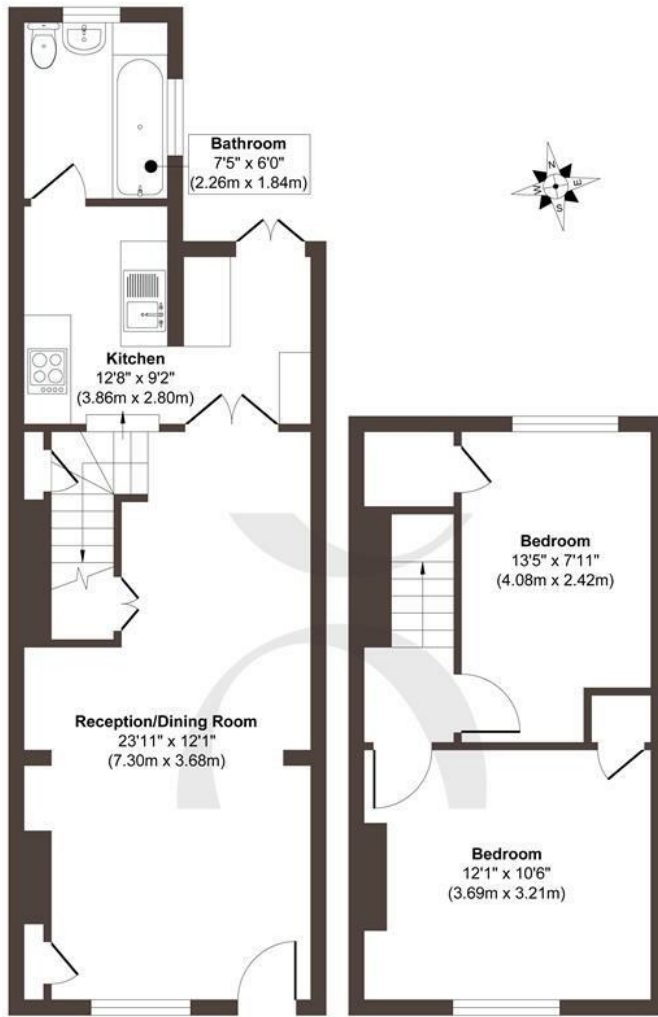












**Ground Floor**  
 Approximate Floor Area  
 437 sq. ft  
 (40.68 sq. m)

**First Floor**  
 Approximate Floor Area  
 289 sq. ft  
 (26.86 sq. m)

**Approx. Gross Internal Floor Area 726 sq. ft / 67.54 sq. m**

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

**STONE**

## The Details

- Guide Price £475,000 - £500,000
- Two bedroom home with large reception areas.
- Contemporary bathroom with stylish tiling and stained glass.
- Modern extended kitchen with doors to courtyard garden.
- Character features blend seamlessly with contemporary design.
- Insulated and boarded loft with scope to convert to a bedroom as per neighbouring properties.
- Private landscaped courtyard garden.
- Desirable location.
- Walking distance to Reigate train station.

Size  
 Approx 726.00 sq ft

Energy Performance Certificate (EPC)  
 Rating D

Council Tax Band  
 C



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