



Connells

Orchard Way
Reigate



This meticulously presented and thoughtfully extended 1930's semi-detached family home offers a harmonious blend of original character and modern comfort, with accommodation arranged over two light filled floors.

A covered porch shelters the front door and leads into the hallway, where there is a useful downstairs W.C.

The front sitting room features a large box bay window and an original fireplace serves as a striking focal point.

The heart of the home lies within the open-plan kitchen, dining, and family room - an inviting space designed for both everyday living and entertaining. A bespoke corner peninsular/breakfast bar defines the kitchen area, whilst an inset gas fireplace with bespoke fitted storage to either side adds both function and style.

Upstairs, the main double bedroom benefits from fitted wardrobes, the second double bedroom is equipped with a wash hand basin and vanity unit, while the third bedroom features a built-in closet. All are served by a fully tiled family bathroom complete with a modern white suite.

The landscaped rear garden is a delight, featuring a paved entertaining patio, a further patio area beneath a timber pergola, and an expanse of lawn bordered by mature, well-stocked planting. A fishpond adds tranquility, and a timber shed offers additional storage. At the far end, a bespoke timber cabin presents exceptional versatility.

To the front, a driveway provides off-road parking for several vehicles, alongside a garage with power and light.



Ground Floor

Covered Porch

Hallway

W.C

Living Room

13' 7" Max x 10' 7" Into recess (4.14m Max x 3.23m Into recess)

Kitchen/Dining/Family Room

21' 4" x 11' 6" Max (6.50m x 3.51m Max)

First Floor

Landing

Bedroom One

13' Max x 10' Max (3.96m Max x 3.05m Max)

Bedroom Two

12' 2" x 10' 1" Max (3.71m x 3.07m Max)

Bedroom Three

10' x 5' 10" Max (3.05m x 1.78m Max)

Bathroom

8' 3" x 5' 8" (2.51m x 1.73m)

Outside

Rear Garden

Timber Cabin

12' 8" x 8' 8" (3.86m x 2.64m)

Garage

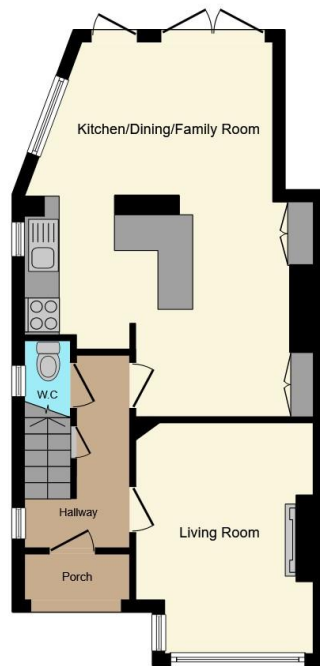
16' x 7' 10" (4.88m x 2.39m)

Driveway Parking





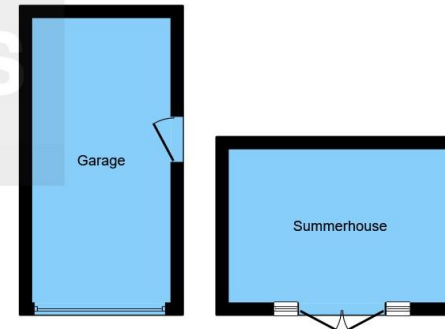




Ground Floor



First Floor



Outbuildings

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