



Price
£580,000

Freehold

3x  2x  2x 

**Priory Road, Reigate,
Surrey, RH2**

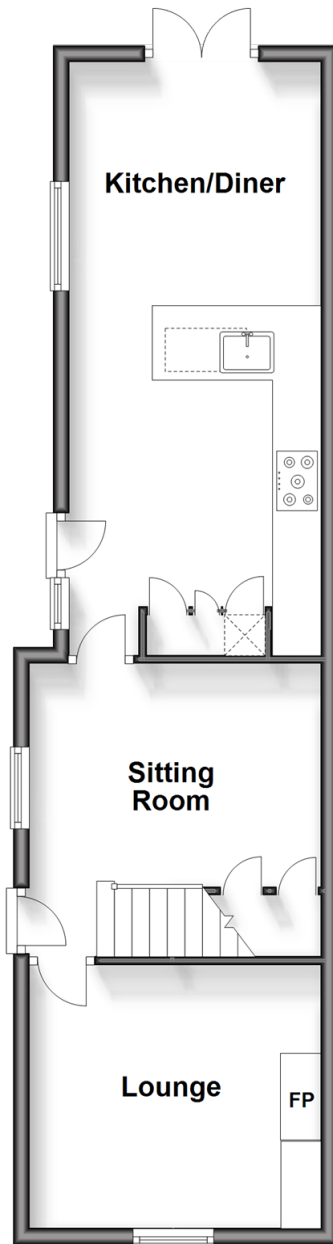
OVER 60?

Secure this property
for up to **59% less!**

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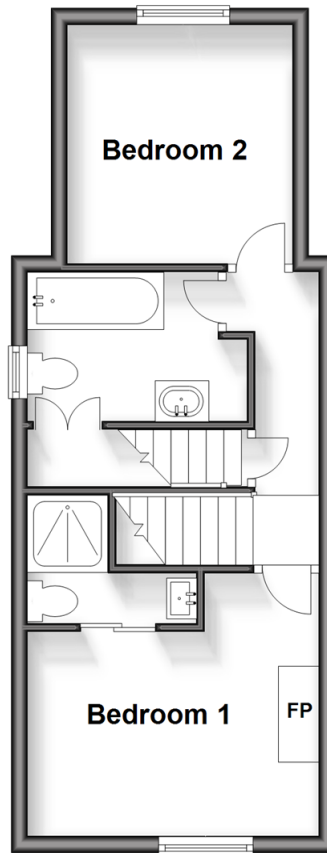
Ground Floor

Approx. 512.2 sq. feet



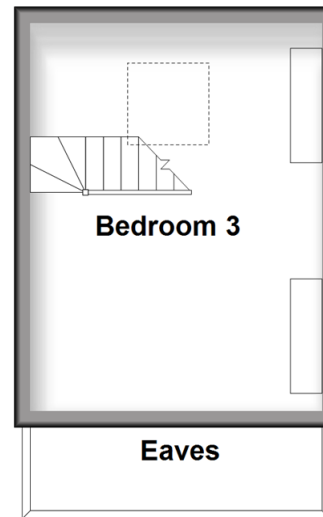
First Floor

Approx. 357.2 sq. feet



Second Floor

Approx. 183.2 sq. feet



Accommodation

GROUND FLOOR

Lounge: 11'7 x 11'7 (3.53m x 3.53m)

Sitting Room: 11'6 x 11'2 (3.51m x 3.41m)

Kitchen/Diner: 24'4 x 10'1 (7.42m x 3.08m)

FIRST FLOOR

Landing

Bedroom 1: 11'8 x 11'1 maximum (3.56m x 3.38m)

En-suite Shower Room: 7'0 x 3'0 (2.14m x 0.92m)

Bedroom 2: 9'1 x 8'9 (2.77m x 2.67m)

Bathroom: 8'9 x 6'5 (2.67m x 1.96m)

SECOND FLOOR

Bedroom 3: 11'6 x 11'1 (3.51m x 3.38m)

Eaves

OUTSIDE

Front Garden

Rear Garden

Summerhouse/Office: 14'8 x 9'6 (4.47m x 2.90m)



Main features

- An immaculate Victorian semi-detached house
- 3 genuine double bedrooms
- Excellent kitchen/diner with built-in appliances & underfloor heating
- Gas heating, double glazed, feature fireplace
- Good sized private garden with summerhouse/office
- Short walk to shops, superb schools & Priory Park
- Ideal for a family or even down-sizer

Nearest Schools

Primary Schools: Sandcross School 0.3 miles, Reigate Priory Community Junior School 1.0 miles, St John's Primary 1.9 miles
Secondary Schools: Reigate School 1.1 miles, Reigate Grammar School 1.8 miles, Dunottar School

Transport Information

Train Stations: Reigate 1.9 miles, Earlswood 2.3 miles, Redhill 2.8 miles

Address

Priory Road, Reigate, Surrey, RH2

Directions

For directions to this property please contact us.



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Call Reigate Branch 01737 222020 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

| CURRENT: | POTENTIAL: |
|----------|------------|
| D(55) | C(79) |

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