



**Price**  
**£485,000**

**Freehold**

3x  1x  2x 

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

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Character home in popular residential road
- Fitted kitchen with a utility area
- Close to highly regarded schools
- Walking distance of local shops, the town centre & Priory Park
- Potential to extend subject to planning permission
- Private rear garden

## Accommodation

### GROUND FLOOR

#### Entrance

Lounge: 12'1 x 11'4 (3.69m x 3.46m)

Dining Room: 12'2 x 11'6 (3.71m x 3.51m)

Kitchen: 9'0 x 7'5 (2.75m x 2.26m)

#### Utility Area

Bathroom: 7'5 x 5'6 (2.26m x 1.68m)

#### Cloakroom

### FIRST FLOOR

#### Landing

Bedroom 1: 12'2 x 11'4 (3.71m x 3.46m)

Bedroom 2: 11'6 x 7'3 (3.51m x 2.21m)

Bedroom 3: 8'9 x 7'6 (2.67m x 2.29m)

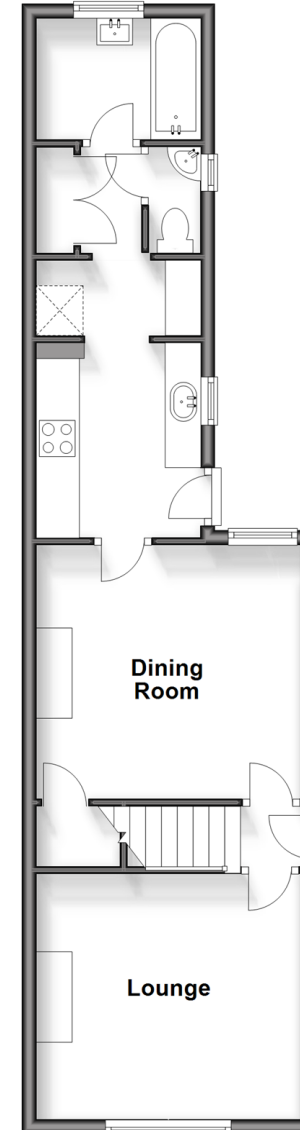
### OUTSIDE

#### Front Garden

#### Rear Garden

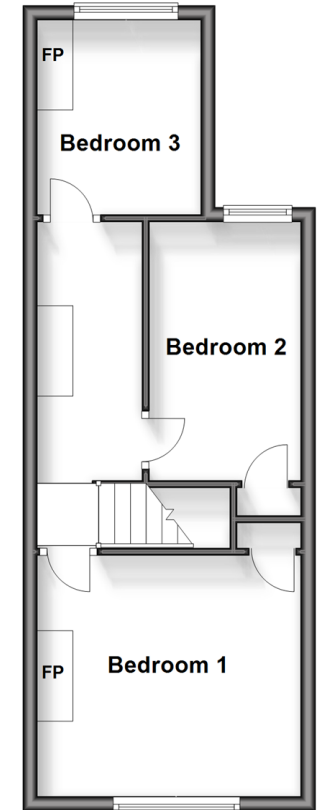
### Ground Floor

Approx. 46.2 sq. metres (497.1 sq. feet)



### First Floor

Approx. 36.1 sq. metres (389.0 sq. feet)



Call Reigate - 01737 222020 ■ [cubittandwest.co.uk](http://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.



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