



**Price**

**£1,350,000**

**Freehold**

4x  2x  3x 

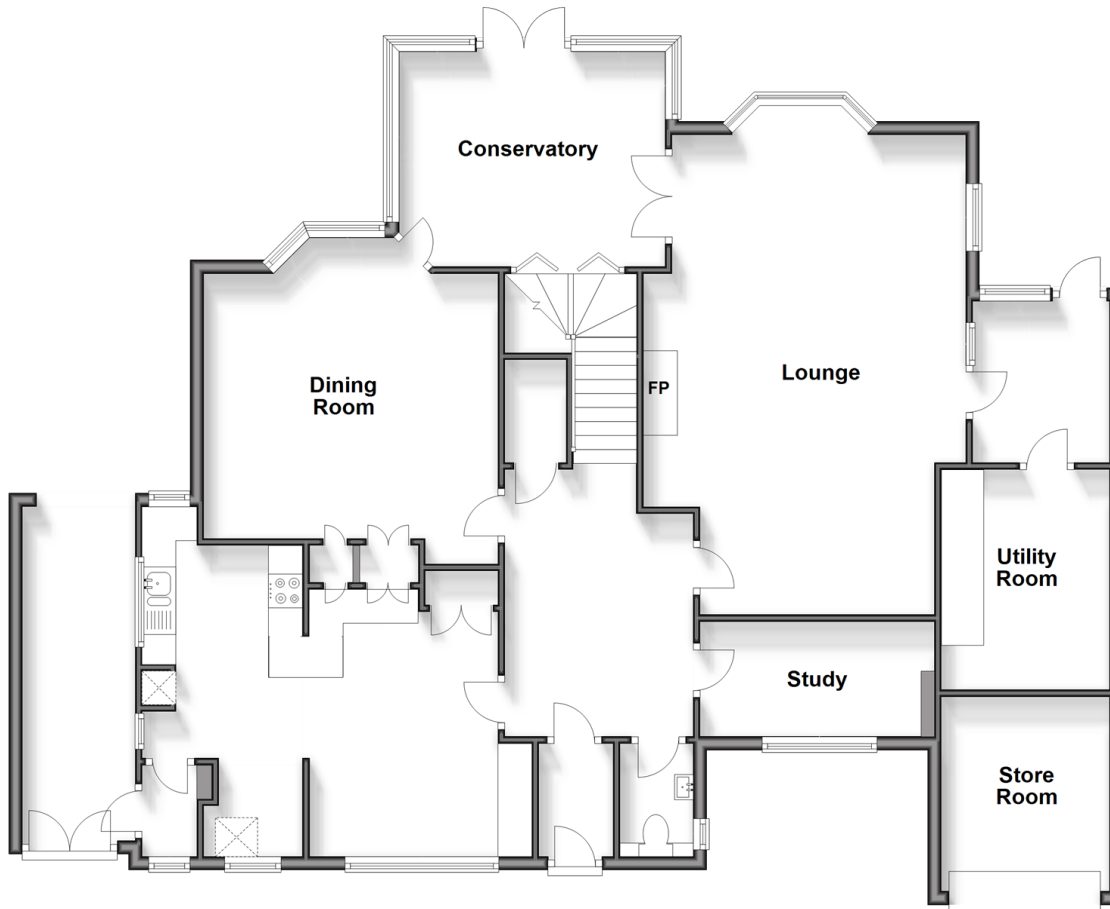
Oak Way, Reigate, Surrey, RH2

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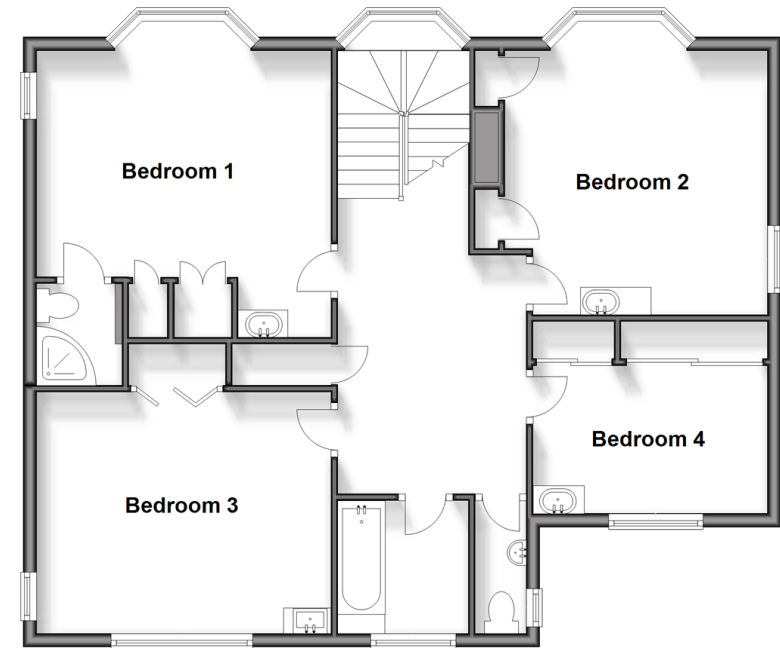
## Ground Floor

Approx. 145.4 sq. metres (1565.2 sq. feet)



## First Floor

Approx. 87.2 sq. metres (938.8 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Lobby: 8'4 x 6'6 (2.54m x 1.98m)

Inner Hall

Cloakroom

Study: 11'4 x 9'9 (3.46m x 2.97m)

Lounge: 23'0 into bay x 16'6 (7.02m x 5.03m)

Dining Room: 15'0 maximum x 14'2 (4.58m x 4.32m)

Conservatory: 12'3 x 10'8 (3.74m x 3.25m)

Kitchen/Breakfast Room: 17'8 (5.39m) x 15'1 (4.60m) narrowing to 13'1 (3.99m)

Utility Room: 10'6 x 8'5 (3.20m x 2.57m)

### FIRST FLOOR

Landing: 10'7 x 6'4 (3.23m x 1.93m)

Bedroom 1: 16'1 into bay x 14'6 (4.91m x 4.42m)

En-suite Shower Room: 5'0 x 3'8 (1.53m x 1.12m)

Bedroom 2: 14'2 into bay x 11'8 (4.32m x 3.56m)

Bedroom 3: 14'7 x 12'7 (4.45m x 3.84m)

Bedroom 4: 11'5 x 7'4 (3.48m x 2.24m)

Bathroom: 6'4 x 6'1 (1.93m x 1.86m)

Separate Toilet

### OUTSIDE

Front Garden

Driveway for 4 Cars

Store Room

Rear Garden



## Main features

- Spacious 1950's detached house, no chain. Total size 2500sqft
- Set in a 'premier' road of Reigate
- All bedrooms are double in size, lounge, dining room, study & conservatory
- Driveway for 4 cars, garage & large mature garden
- Scope to extend (subject to planning permission)

## Nearest Schools

Primary Schools: St John's Primary 0.3 miles, St Joseph's Catholic Primary, Redhill 0.6 miles, Wray Common Primary 0.7 miles  
Secondary Schools: Dunottar School 0.1 miles, Reigate Grammar School 0.5 miles, Reigate School 0.7 miles

## Transport Information

Train Stations: Earlswood 0.6 miles, Redhill 0.8 miles, Reigate 1.0 miles

## Address

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## Directions

For directions to this property please contact us.





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Call Reigate Branch 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



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