



# Nutley Lane, Reigate

Offers in Excess of £750,000





This character cottage is set in the idyllic location of the well renowned, Nutley Lane. With charm and character in abundance, the street is well known for it's community feel and the convenience of the location is second to none.







This charming three bedroom end terrace home is located in one of Reigate's most requested locations. It is perfectly placed, just a few minutes walk to the top of Reigate High Street and less than 10 minutes walk to the train station.

Inside the property feels welcoming, with stylish decor throughout. There is a cosy living room to the front of the property and the rear of the property has been extended and creates a spacious, open plan kitchen, living, dining space. This is the ideal space for the family to get together and opens directly onto the garden which is great in the summer months.

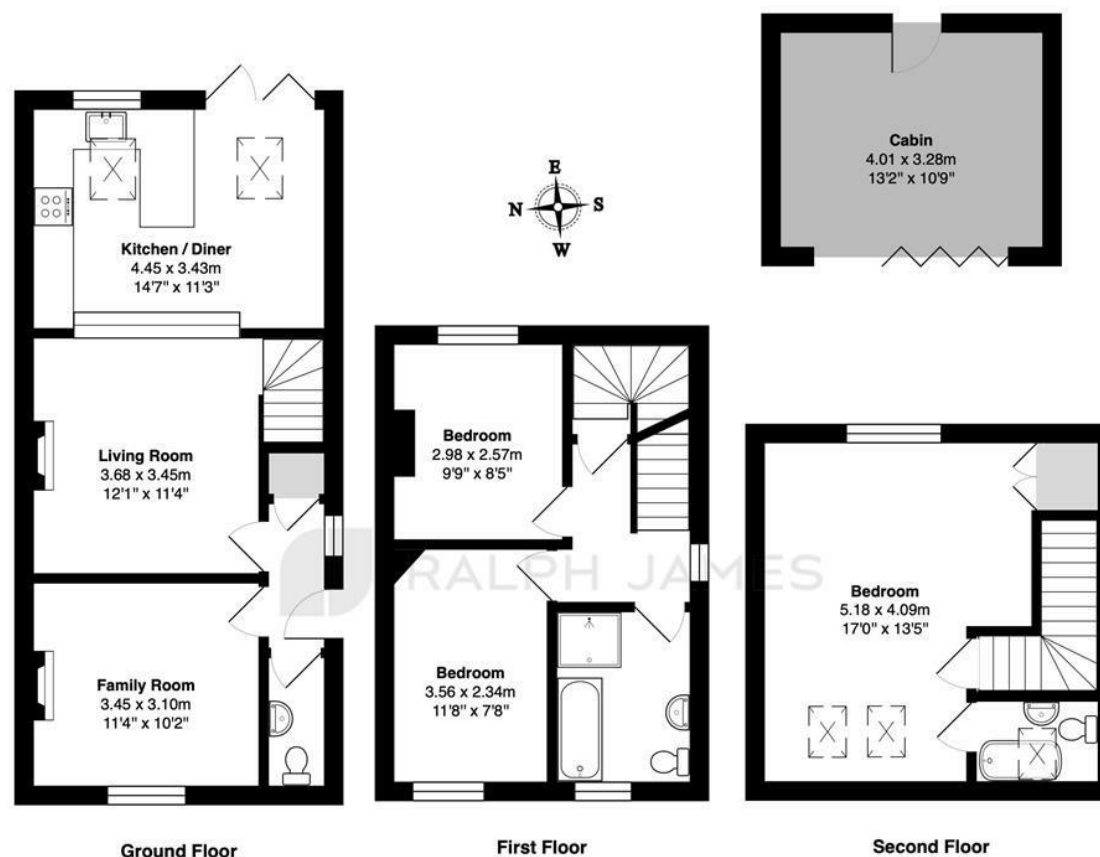
On the first floor there are two small double bedrooms and a modern family bathroom with a separate bath and shower. The bathroom has white, metro style tiling which gives a striking contrast with the dark grey decor. The main bedroom is on the second floor and has built in wardrobes and an en suite bathroom.

Outside the garden has side access and is enclosed, providing a feeling of privacy. There is a patio area to the rear of the house and a further patio towards to the end of the garden to catch the last of the afternoon sun. The current owners have added a garden room, which could have a number of uses, a teenage den, a home office or a hobby room.



## Need to know

- Charming character property located in the heart of Reigate town centre
- Beautifully extended and updated over the past few years, creating the perfect blend of character and contemporary living
- Open plan kitchen, living, dining space to the rear
- Separate living room with feature fireplace
- Modern family bathroom, downstairs cloakroom and en suite bathroom to main bedroom
- Three double bedrooms laid out over two floors
- Sleek and stylish kitchen with built in appliances
- Garden room providing extra living space with a variety of uses
- Walking distance to Reigate town centre and several local schools including Reigate Priory, Holmesdale Infants and Micklefield
- Less than half a mile to Reigate station



Total Area: 100.4 m<sup>2</sup> ... 1080 ft<sup>2</sup> (excluding cabin)

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## Interested?

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