



Nutley Lane, Reigate

Asking Price £685,000





“

Located in one of Reigate's most popular roads, this family home is the perfect blend of character features and modern living. The convenience of the location means you have everything right on the doorstep.

”



Nutley Lane is one of Reigate's most well-known and popular roads which offers a fantastic sense of community. Being just a few minutes walk from the train station it also has the town centre, with a great selection of shops, boutiques, cafes and restaurants, just a short stroll away down the cobbled street.

This versatile property offers 3 - 4 bedrooms depending on your needs. Having been updated and extended in recent years, there is flexible living space on the ground floor. To the front, a charming lounge provides a cosy space to relax, while to the rear, an impressive open-plan kitchen, dining, and family space forms the heart of the home. The kitchen is well designed with ample storage and generous worktop space, ideal for both everyday use and entertaining.

Bi-fold doors on two aspects seamlessly connect the living area to a private, west-facing garden. The garden has been designed for ease of upkeep, with an artificial lawn and paved seating area providing a practical and attractive space for outdoor entertaining.

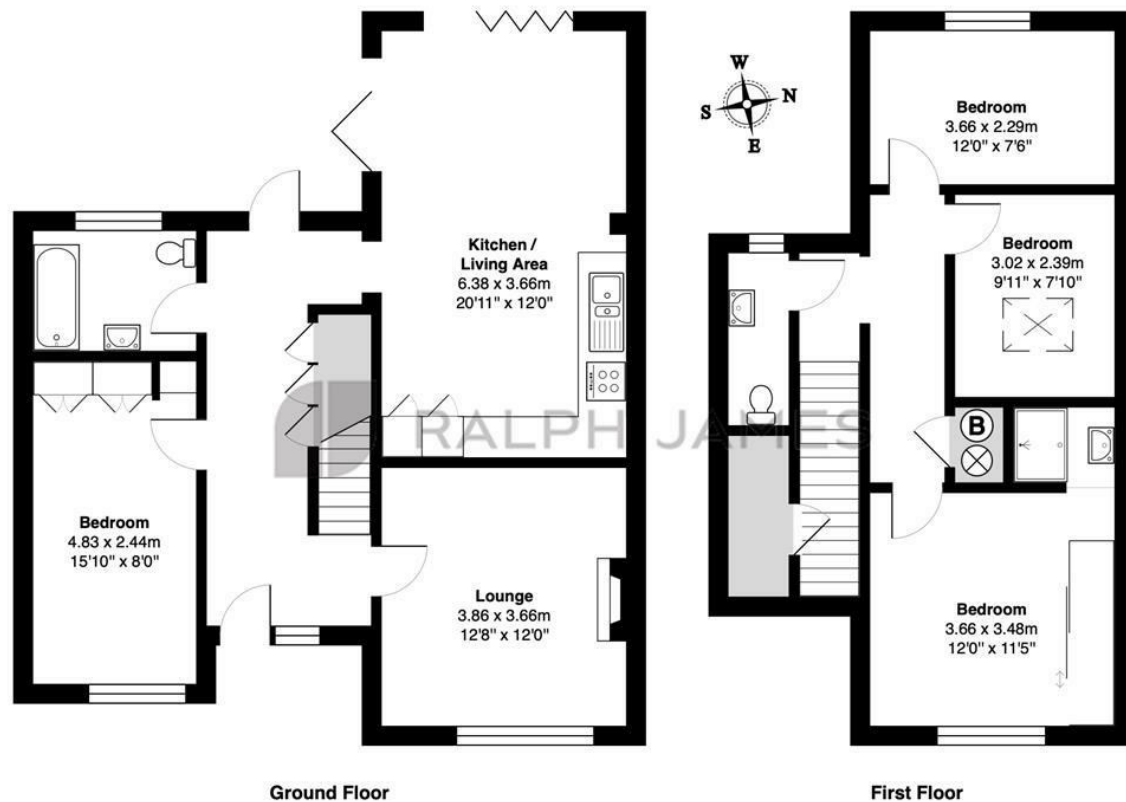
Completing the ground floor is a versatile fourth bedroom, ideal for guests or a home office, complemented by a modern family bathroom.

Three further bedrooms are situated on the first floor, including a principal bedroom with fitted wardrobes and a stylish en suite shower room. A separate WC on the landing provides added practicality for family living.



Need to know

- A semi-detached, four bedroom home located in the heart of Reigate Town Centre
- Beautifully extended and updated, creating an ideal space for family living
- Open plan kitchen, living, dining space to the rear
- Separate living room to the front of the property with a feature fire place
- Modern family bathroom, en suite shower room to main bedroom and separate WC
- Four well-proportioned bedrooms located over the ground and first floor
- Low-maintenance West facing garden
- Walking distance to Reigate Train Station and Town Centre
- A short stroll to several local schools including Reigate Priory, Holmesdale Infants and Micklefield



Ground Floor

First Floor

Nutley Lane, Reigate

Total Area: 120.0 m² ... 1291 ft²

FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

© Still Moving London LTD (www.stillmoving.london)

 RALPH JAMES

Interested?

reigate@ralphjames.co.uk
01737 333677

ralphjames.co.uk