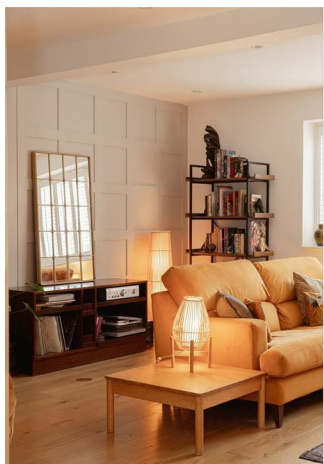




Chart Lane, Reigate

£1,250,000





“

Situated in one of Reigate's most sought-after and central locations, this beautifully presented four double bedroom detached home offers a superb blend of character, style, and modern family living.

”



Perfectly positioned for easy access to Reigate's highly regarded schools, as well as the town's shops, cafés, and restaurants, this property also benefits from the rare advantage of off-street parking which is a real find in such a central location.

At the heart of the home is a stunning open-plan kitchen and dining space, complete with sleek modern cabinetry, integrated appliances, and a generous central island. Complementing this is a separate large and bright sitting room with elegant panelled walls, providing a stylish yet relaxing retreat.

The ground floor has been thoughtfully reconfigured to include a versatile fourth bedroom, home office, or additional reception room, featuring bi-fold doors that open directly onto the garden - perfect for flexible modern living.

Upstairs, the central hallway leads to three spacious double bedrooms. The impressive principal suite includes a separate dressing room with extensive storage and a luxurious en suite bathroom with twin sinks. Another bedroom has been cleverly converted into a dream utility room, offering practicality and convenience rarely found upstairs. A contemporary family shower room completes the first floor.

Outside, the wraparound garden is designed for easy maintenance, with space for alfresco dining and play areas, providing a lovely balance of style and function.



Need to know

- Highly sought-after central Reigate location, convenient for popular Reigate schools
- Stunning open-plan kitchen and dining space with modern appliances and a large central island
- Four double bedrooms, including a versatile ground-floor bedroom/office with bi-fold doors to the garden
- Separate stylish sitting room with elegant panelled walls
- Principal bedroom suite with dressing room and luxurious en suite bathroom
- Upstairs utility room – a brilliantly practical and contemporary feature
- Easy-maintenance wraparound garden
- Rare off-street parking in a prime setting close to all that Reigate town has to offer



Chart Lane, Reigate
Total Area: 192.2 m² ... 2069 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, mis-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.

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

 RALPH JAMES

Interested?

reigate@ralphjames.co.uk
01737 333677

ralphjames.co.uk