

# Holly Road, Reigate RH2 7LU

## Monthly Rental Of £2,500

3 Bedrooms | 3 Bathrooms | 3 Reception

**IVY GATE™**



### Summary:

A beautifully presented three-bedroom house, finished to a modern standard throughout and ideally located within woodhatch area. This spacious property offers stylish and versatile accommodation. This well-presented property is arranged over three floors and offers versatile and modern living throughout. On the ground floor, there is a welcoming front reception room leading through to a contemporary open-plan kitchen/dining area. The kitchen benefits from direct access to the rear garden, creating a bright and sociable living space. The garden also features a separate studio/outbuilding complete with its own kitchen and bathroom facilities. The first floor comprises two well-proportioned bedrooms served by a stylish modern bathroom. The top floor is dedicated to a generous loft conversion, providing a spacious principal room with its own en-suite shower room. There is also useful eaves storage, offering excellent additional space. Overall, the property combines living with flexible accommodation and modern finished throughout. Externally, the property benefits from a low-maintenance rear garden with artificial grass and a fantastic garden studio, ideal for entertaining, or home working with kitchen and bathroom facilities. To the front, there is a private driveway providing off-street parking for two cars. Good access to local schools, parks and transport links. Ideally located for commuters, the property is within each reach of both Reigate railway station

**Three Bedroom House**

**Modern Kitchen**

**Private Garden**

**Eaves Storage**

**Garden studio with kitchen and bathroom facilities**

**Reigate Station 1.4 miles, Earlswood Station 1.3 miles**

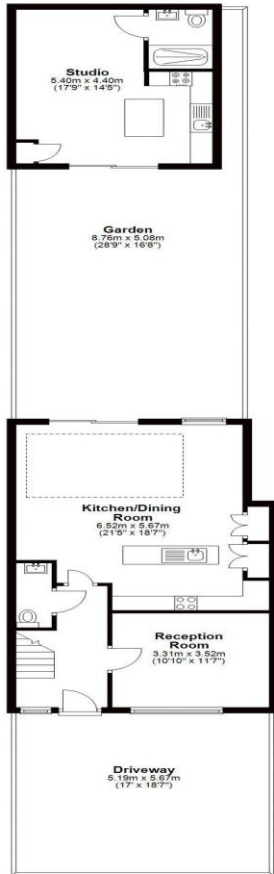
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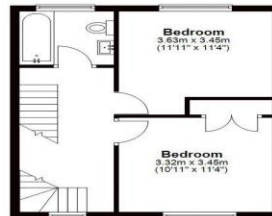
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Ground Floor



First Floor



Second Floor

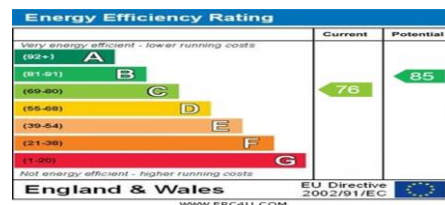


Main area: Approx. 125.3 sq. metres (1348.4 sq. feet)  
 Plus outbuildings, approx. 23.9 sq. metres (256.0 sq. feet)

Tenure:

Council Tax: D

Local Authority: Reigate and Banstead Borough Council



### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.