

STONE



*Howard Road RH2*

£475,000

*“At Stone, we’re passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes.”*

————— *The Stone Family*



Guide Price - £475,000 - £500,000

On Howard Road, tucked within one of Reigate's most desirable enclaves, sits a home that speaks quietly of charm and possibility. With the convenience of a generous frontage – ample enough for a larger car – the house opens directly into a living space infused with warmth, where earthy tones and character details create an inviting backdrop for daily life. There is a distinct cottage-like atmosphere here, a sense of intimacy and comfort that makes the house instantly welcoming.

Upstairs, the character continues. The principal bedroom at the front of the house is a delightfully bright double, its windows inviting in the morning sun. The second bedroom, currently curated as a dressing room and office, features built-in wardrobes, offering a practical and stylish storage solution.

What sets this property apart is not only its charm but its potential. With planning permission already in place, the scope to extend and reimagine is remarkable. The large garden unfurls behind the house, an expanse of green that could easily become the heart of family life: children playing on summer evenings, garden suppers stretching late into the night, or simply a quiet retreat for morning coffee amongst the borders.

For those with an eye for potential, this is a canvas: a cottage-like home with character already in place, but with the rare opportunity to craft something truly bespoke.









Living on Howard Road in Reigate offers a blend of historic charm and modern convenience. The nearby town centre is rich in architectural beauty and cultural heritage, featuring an eclectic mix of independent boutiques, high-end stores, and specialty shops.

Residents enjoy diverse dining options, along with cosy coffee spots like Gail's Bakery and Chalk Hills Bakery. Just a short walk away, Priors Park provides a picturesque retreat with landscaped gardens, a tranquil lake, and a recently renovated park cafe.

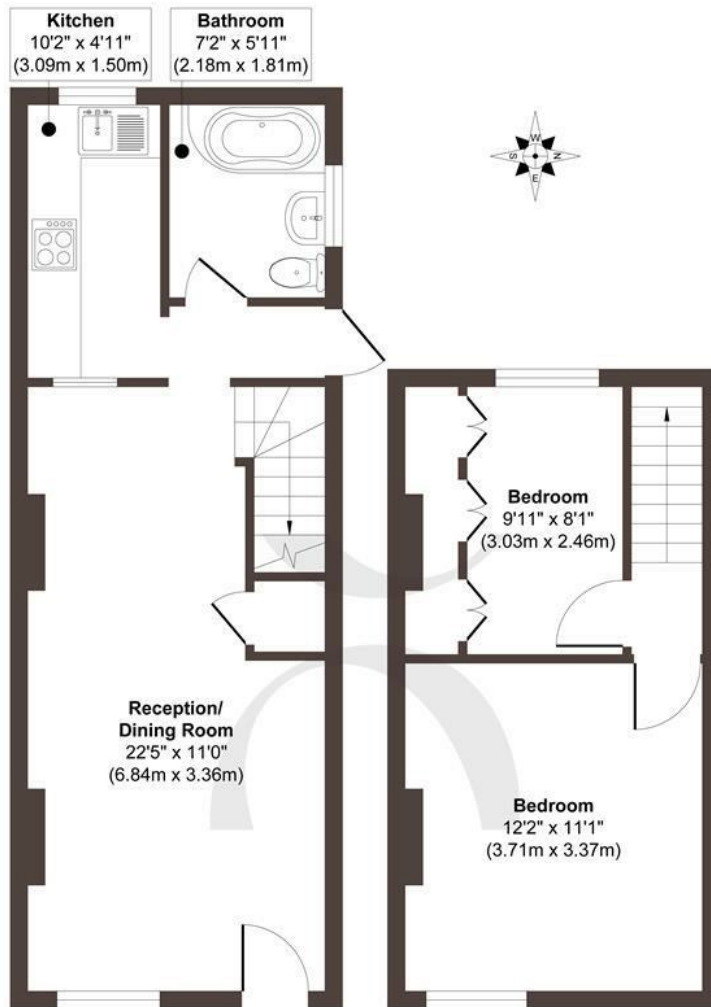
Howard Road's location also ensures a ten minute walk to Reigate Train Station offering regular services to London Victoria, London Bridge, and Gatwick Airport.

Families on Howard Road benefit from proximity to highly regarded primary schools such as Reigate Priory Junior School, Holmesdale Community Infant School, and Reigate Parish Church Primary School.









**Ground Floor**  
**Approximate Floor Area**  
 362 sq. ft  
 (33.70 sq. m)

**First Floor**  
**Approximate Floor Area**  
 247 sq. ft  
 (22.98 sq. m)

**Approx. Gross Internal Floor Area 609 sq. ft / 56.68 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

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## The Details

- *Guide Price - £475,000 - £500,000*
- *Planning permission in place for potential extensions.*
- *Perfect balance of traditional charm and contemporary potential.*
- *A property that combines character, comfort, and future potential in one.*
- *A rare opportunity to secure a home in a highly desirable area.*
- *Bright double bedroom at the front, flooded with natural light.*
- *Characterful features providing warmth and an inviting atmosphere.*
- *Large garden with scope to become the perfect outdoor retreat.*

Energy Performance Certificate (EPC)

*Band E*

Council Tax Band

*D*



STONE

*Let's Talk*

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