



*Wray Park Road RH2*

£850,000

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

————— *The Stone Family*



Positioned quietly behind a framing hedge on the prestigious Wray Park Road, this detached bungalow unfolds with a private driveway and garage.

Inside, a welcoming entrance hall opens through an elegant archway into a generous reception room. Here, a distinctive brick mantel and traditional fired tile hearth form the natural centrepiece, suitable for an open fire, bringing warmth and character to the space. Dual-aspect windows draw in natural light throughout the day. The layout then turns subtly around a corner, where a dedicated dining area emerges — perfectly placed before double doors that open into the conservatory, creating an easy connection between indoor living and the garden beyond. The traditional kitchen, complete with integrated appliances and direct access outside, makes everyday living effortless and practical.

To the eastern side of the home, two comfortable double bedrooms are thoughtfully arranged. The principal bedroom is particularly generous, complete with built-in wardrobes, while the second bedroom enjoys a peaceful garden outlook where a charming blossom tree frames the view. The bathroom is arranged as a practical wet room, designed with comfort, ease and accessibility in mind.

Outside, the garden reveals itself as a particularly special feature. Unexpectedly spacious, it unfolds into two distinct areas divided by a beautiful traditional red brick wall, creating natural zones for relaxing, entertaining or gardening. Mature planting surrounds the space, providing a strong sense of privacy and an established, leafy backdrop.

Immaculately presented and clearly well cared for, the home is ready to move straight into, making it an ideal option for downsizers, retirees or those seeking lateral living in a peaceful and highly regarded location. Equally, the property offers exciting potential for buyers wishing to reimagine or enhance the space over time, with scope to modernise or extend (subject to the necessary planning permissions).









Wray Park Road is one of Reigate's well-regarded residential addresses, known for its attractive homes and quiet, leafy setting. Positioned on the edge of Wray Common, residents enjoy access to open green space, while the wider countryside and walking routes around Reigate Hill and Gatton Park are also close at hand.

For commuters, Reigate railway station is just a ten minute walk away, providing regular services into London, while road connections to the M25 and A217 are conveniently nearby. This north Reigate location also places the town centre within easy reach, where an excellent selection of independent shops, cafés, restaurants and everyday amenities can be found.

Families are particularly drawn to the area for its well-regarded schools, including Holmesdale Community Infant School, St Bede's School and Reigate Grammar School. Combined with the surrounding green spaces and vibrant town centre, the setting offers a lifestyle that balances convenience, community and countryside living.

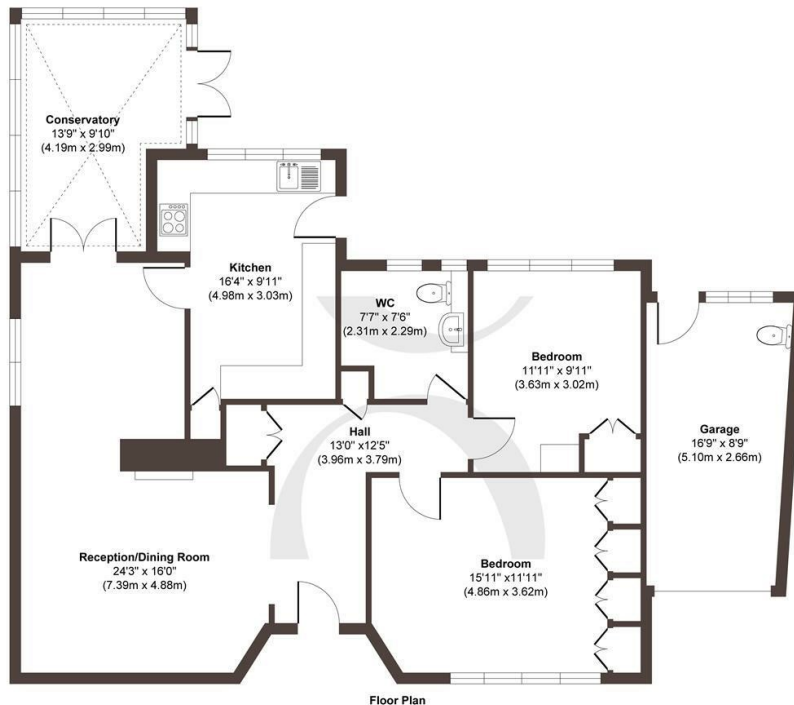






## The Details

- Immaculately presented detached two bedroom Bungalow
- On the desirable Wray Park Road, neighbouring Wray Common
- Enchanting garden, that extends back, with mature trees and a red brick wall
- Expansive reception with living and dining area, with conservatory
- Two generous bedrooms, served by a large wet room
- Private driveway and garage with garden access
- Potential to modernise and extend (stpp) for those wishing to
- Within walking distance of Reigate train station, schools, amenities, and the historic High Street



**Approx. Gross Internal Floor Area 1194 sq. ft / 110.99 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

STONE

Energy Performance Certificate (EPC)

Band

Council Tax Band

E



STONE

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