



20 STUART ROAD, REIGATE, SURREY, RH2 8JR

£420,000

FREEHOLD

Spacious, semi detached house within easy reach of excellent local schools, a range of shops and Reigate's historic town centre.

Built in the late 1930's, this large two bedroom house offers extensive scope for updating and potential extension.

On the ground floor there is an entrance hall with stairs to the first floor, then you have a living room with built in storage, a kitchen/dining room with a pantry and a large conservatory. On the first floor there is a landing with a double glazed window to the side and loft access, you have a huge double bedroom to the front, a smaller double at the rear and a well appointed family bathroom.

To the front there is off road parking for 1/2 cars, with a wide side access that links through to an 80ft, south facing garden that has both patio and lawn areas, as well as an impressive, detached outbuilding that has multiple uses, but has been used as an office and workshop in the past.

Nearby there are a couple of Co-op local stores that are only a short walk, in addition there is a parade of shops just over 500 yards away, with a traditional butcher and bakers, chemist and a selection of food outlets. The beautiful Priory Park is just over half a mile away, beyond which is a Morrisons superstore and the lovely town centre of Reigate, with its boutique high street stores and excellent choice of restaurants and bars.

- NO CHAIN
- SEMI DETACHED
- TWO DOUBLE BEDROOMS
- DETACHED OUTBUILDING
- COUNCIL TAX BAND: C
- GREAT POTENTIAL
- LARGE CONSERVATORY
- SOUTH FACING 80FT GARDEN
- CLOSE TO SHOPS AND SCHOOLS
- EPC RATING: TBC





ROOM DIMENSIONS:

ENTRANCE PORCH
5'7 x 3'8 (1.70m x 1.12m)

ENTRANCE HALL
3'7 x 3'2 (1.09m x 0.97m)

LOUNGE
14'3 x 12'5 (4.34m x 3.78m)

KITCHEN/DINING ROOM
17'9 x 7'9 (5.41m x 2.36m)

CONSERVATORY
16'2 x 7'9 (4.93m x 2.36m)

FIRST FLOOR

LANDING

BEDROOM ONE
17'8 x 10'1 (5.38m x 3.07m)

BEDROOM TWO
9'5 x 8'0 (2.87m x 2.44m)

BATHROOM
9'3 x 6'10 (2.82m x 2.08m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

80FT SOUTH FACING GARDEN

DETACHED OUTBUILDING:

HALL
12'2 x 7'6(max) (3.71m x 2.29m(max))

KITCHEN
8'1 x 7'10 (2.46m x 2.39m)

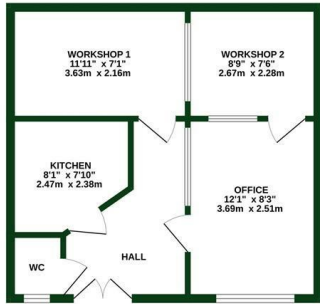
OFFICE
12'1 x 8'3 (3.68m x 2.51m)

WORKSHOP 1
11'11 x 7'1 (3.63m x 2.16m)

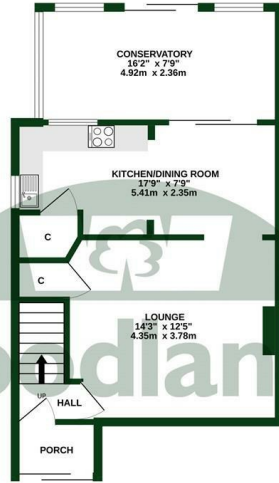
WORKSHOP 2
8'9 x 7'6 (2.67m x 2.29m)



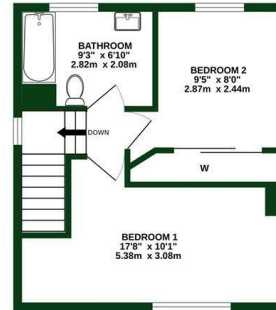
DETACHED OUTBUILDING
405 sq.ft. (37.6 sq.m.) approx.



GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 1256 sq.ft. (116.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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