






{ 47 CROYDON ROAD REIGATE RH2
£1,850 PER MONTH AVAILABLE 24/02/2026

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

47 Croydon Road Reigate RH2

£1,850 Per Month
Unfurnished

 2 Bedrooms
 2 Bathrooms
 1 Reception

Features

- First Floor, - Lift, - Parking, - Fitted storage

Council Tax

Council Tax Band D

Hamptons
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{ IMMACULATE TWO BEDROOM, TWO BATHROOM APARTMENT WITH PARKING

The Property

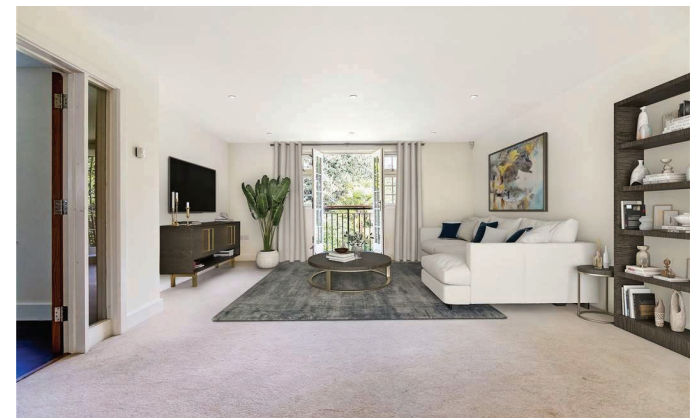
A beautifully presented apartment with lift and beautiful Westerly facing communal lawned gardens and allocated parking within easy reach of Reigate and Wray Common. A delightful two bedroom first floor apartment built in 2010 by the prestigious developers Arthur Wait Ltd. The apartment is finished to a high standard with under floor heating throughout. The current owners have cared for the property very well during their period of ownership. The property comes to market freshly redecorated and is available with no onward chain. The accommodation comprises of a spacious reception hall, with storage via an airing cupboard and a further storage cupboard, a generous sitting/dining room giving access to a modern fitted kitchen/breakfast room with granite work tops, integrated appliances, including a fridge/freezer, dishwasher, washer/dryer, double oven, gas hob and extractor hood. There are two double bedrooms, both with built in double wardrobes. The master bedroom has an en-suite shower room and there is also a family bathroom.

Outside

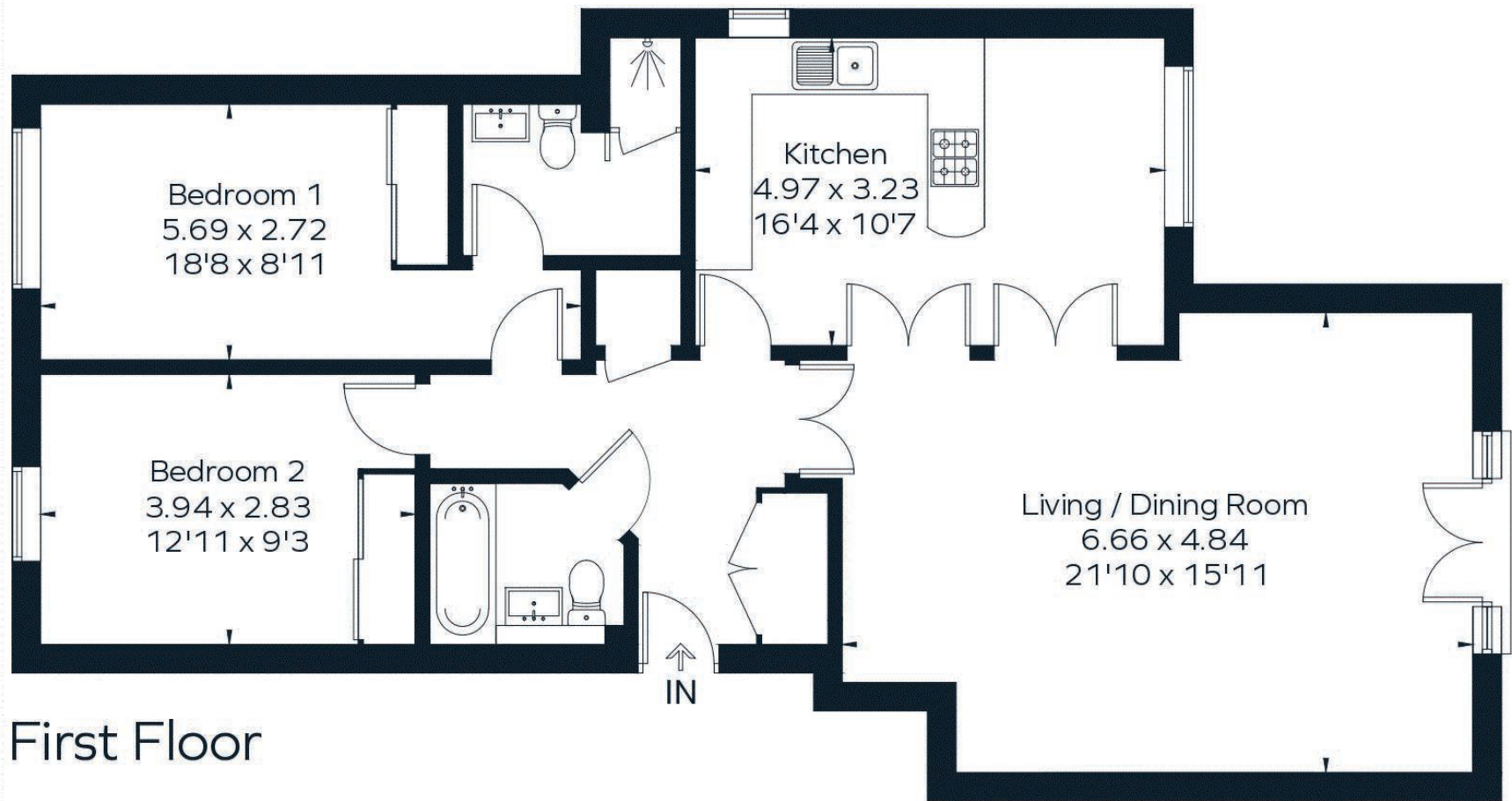
Wraybrook House sits well back from the road with allocated parking for each property. The rear gardens are a particular positive with an abundance of communal lawn with mature hedges and trees providing a lovely outlook from the Juliet balcony. There is also a shared garden storage area for bicycles and the open spaces of Wray Common are moments away.

Location

Reigate town centre provides a comprehensive range of local shops and boutiques including Sweaty Betty and M&S Simply Food. There are also a good number of restaurants and the wonderful Everyman Cinema. Reigate also boasts a number of excellent schools, state and independent. These include Dunottar, Reigate Grammar, Micklefield, Holmesdale, Reigate Priory and Reigate Secondary. Commuting to London from Reigate station takes around 45 minutes into London Victoria. A single stop to Redhill mainline station offers direct routes into London Bridge and Victoria in under 40 minutes.



Approximate Floor Area = 90.8 sq m / 977 sq ft



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #74780

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

