



103b Nutley Lane
Reigate

Guide Price **£600,000**

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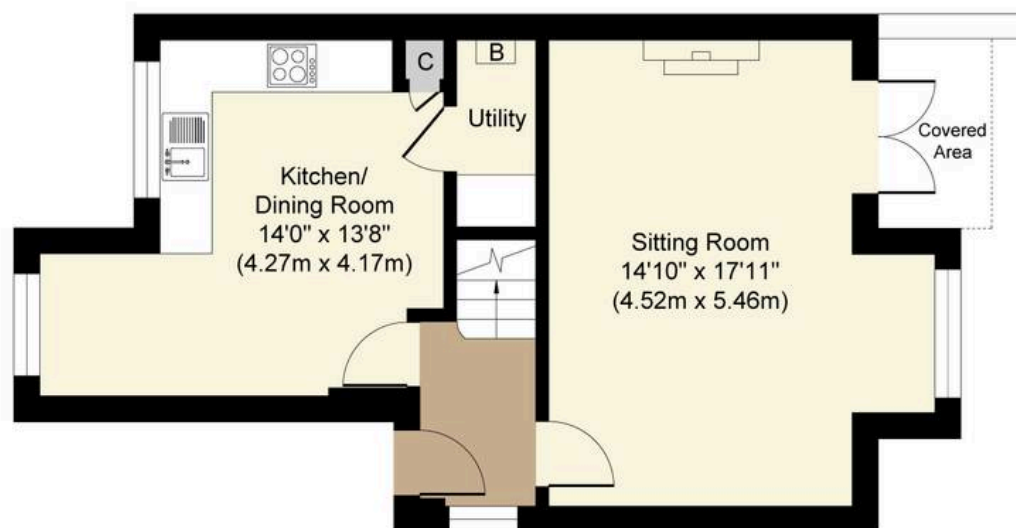
Located on a highly sought-after road in Reigate and offered with no onward chain, this charming detached home presents an exceptional opportunity for buyers seeking a blend of character and modern convenience. The property boasts two generous double bedrooms and a versatile first-floor nursery or home office, making it ideal for families or those working from home. The ground floor is thoughtfully arranged to provide a spacious sitting room with attractive exposed floorboards and double doors that frame views over the rear garden, as well as a modern kitchen/diner featuring ample cabinetry, integrated appliances, and a separate utility space for added practicality. Both the main bathroom and an ensuite shower room are neutrally decorated and well-appointed, ensuring comfort and style throughout. The large lounge is perfect for relaxing or entertaining, benefiting from natural light and direct access to the rear aspect. Additional features include off-road driveway parking at the front, providing ease and security for residents. The property is conveniently situated just a few minutes from Reigate's vibrant town centre, with its array of shops, cafes, and amenities, as well as excellent walking opportunities along Pilgrim's Way, which offers access to miles of scenic National Trust land (ideal for outdoor enthusiasts). With its period features, modern updates, and flexible living spaces, this home is perfectly suited to a range of lifestyles and is ready for immediate occupation. Early viewing is highly recommended to appreciate the quality and location of this delightful residence.

Council Tax band: TBD

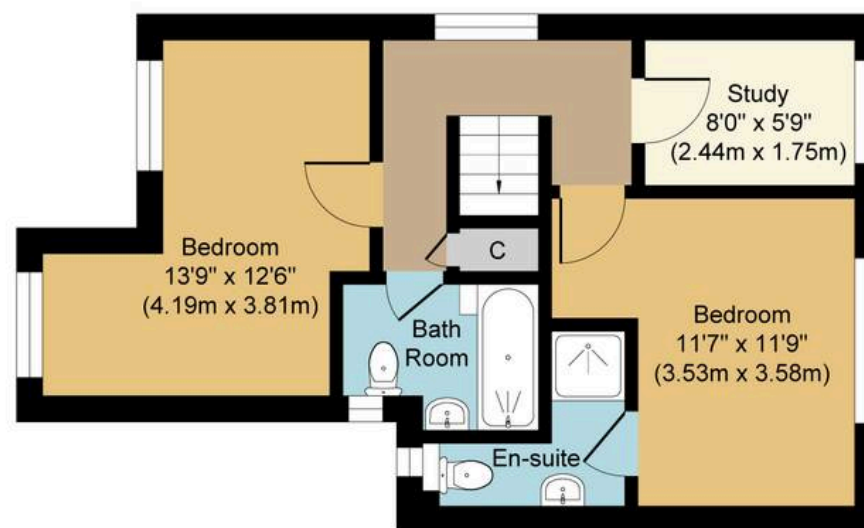
Tenure: Freehold







Ground Floor
Approximate Floor Area
479 sq. ft
(44.46 sq. m)



First Floor
Approximate Floor Area
459 sq. ft
(42.67 sq. m)

Nutley Lane, RH2
Approx. Gross Internal Floor Area 938 sq. ft / 87.13 sq. m



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.