



East Road RH2

Guide price: £800,000 to £850,000

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

————— *The Stone Family*



This is a period home that's been carefully brought up to date. Set on East Road, in the heart of the Nutley Lane Conservation Area, it offers a considered balance of character and practicality. It's a home that's been carefully shaped — room by room — to support everyday living, with just enough character to remind you of its heritage, and just enough modernity to make it easy. This property also benefits from coveted off road parking for two cars.

The front lounge is deliberately cocooning — a room for relaxed evenings. Deep, considered colours wrap around an exposed brick chimney breast, where a working log burner becomes the natural focal point. It's the sort of space that comes into its own in autumn, when the light drops early and the fire is lit without ceremony.

The house opens out as you move through it. At its centre, the kitchen breakfast room is where most of the day unfolds. The design epitomises modern rustic — dark shaker cabinetry, solid oak worktops, and industrial-style hardware that gives it a quiet confidence. A breakfast bar invites a habitual coffee, as well as the end-of-day glass of wine. It's equally practical — a place for homework, quick lunches, and conversation that drifts on longer than intended.



Parquet flooring draws you through to the rear of the house. A smartly finished ground floor shower room sits neatly between the kitchen and the extended sitting area, a practical addition. Beyond, the rear reception space is designed for flexibility — dining, reading, or simply opening the doors and letting the garden become part of the room. In warmer months, those bifold doors stay open. The patio comes into its own here — easy for weekend barbecues or long, unhurried brunches — while the lawn beyond is left for play, or just space to breathe.

The bedrooms are arranged across three floors. The principal bedroom on the first floor is particularly well positioned, with built-in wardrobes and a traditional iron mantel that anchors the room without overwhelming it. Two further bedrooms sit alongside, served by a well-appointed family bathroom. Above, the loft conversion has been thoughtfully handled, creating a spacious, tucked-away bedroom that feels both private and adaptable.

Then there's the lower ground floor — often the difference between a house that works and one that truly flexes with modern life. Here, an additional double room offers that increasingly sought-after extra space: a guest suite, a playroom, a studio, or a proper work-from-home setup, away from the main flow of the house.







East Road is one of Reigate's most beautiful and sought-after streets, nestled in the iconic Nutley Lane enclave. With its period homes and tree-lined charm, this pocket of Reigate offers a strong sense of community, where neighbours know each other by name and seasonal events bring families together. It's a truly special place, where children play safely, and a friendly atmosphere makes it feel like home from the moment you arrive.

Living on East Road means being just a short walk from Reigate train station, making commuting to London and beyond effortless. Reigate's historic High Street is also within walking distance, offering a blend of independent boutiques, artisan coffee shops, and renowned restaurants. From morning strolls to weekend brunches, everything you need is within easy reach, making it an enviable location for both professionals and families alike.

The Nutley Lane area is not just about convenience—it's about lifestyle. The home is positioned near highly regarded schools, making it ideal for families. For those who love the outdoors, Reigate's renowned dog walks and green spaces are moments away, while the M25 is easily accessible for effortless travel. Whether it's an afternoon spent in Priory Park, a scenic walk on Reigate Hill, or a quick escape to the Surrey countryside, this location truly offers the best of both worlds—peaceful village-like living with all the benefits of town connectivity.







The Details



Approx. Gross Internal Floor Area 1318 sq. ft / 122.55 sq. m

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

Produced by Elements Property

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- Guide price: £800,000 to £850,000
- This semi-detached period property has been thoughtfully extended and enhanced for modern family life
- Off road parking for two vehicles
- Enjoy morning rituals within the modern rustic kitchen/breakfast room
- An expansive rear reception opens onto the generous garden
- Five bedrooms span three levels - including the bonus basement room
- A modern ground floor shower room and first floor bathroom
- Situated in the desirable Nutley Lane Conservation Area
- Within walking distance of Reigate's historic high street, the train station, priory park and outstanding schools

Energy Performance Certificate (EPC)

Band D

Council Tax Band

D



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