



**17 PRIORY DRIVE, REIGATE, SURREY, RH2 8AF**

**£850,000**

**FREEHOLD**

Bright and stylishly designed detached home, in a quiet cul de sac just to the south of priory park and Reigate town centre. Offered for sale with no onward chain.

Through the front door you have a spacious entrance hall, with a WC, a large window and a door to the study/ 4th bedroom, as well as access to the utility room. There are steps up to a bright, dual aspect living space, which has a door through to a separate kitchen/breakfast room, beyond which you can access the utility room where there is a door to the rear garden.

On the lower ground level there are two generous double bedrooms, one of which has sliding doors to the garden. In addition there is a further bedroom, a family bathroom and ample storage within the hallway and the two larger bedrooms.

Outside you have a good size driveway, an attached double garage and an open side garden area. At the rear, there is a wrap around garden which has lawn and patio areas, as well as side access and a pedestrian door into the garage.

Reigate's highly popular Priory Park, which has a great cafe, and regular events, can be found just a short walk from the house. Reigate's historic town centre offers a superb range of high street stores, some wonderful restaurants and plenty of pubs and bars. In addition, there are some excellent schools within easy reach, including a highly regarded grammar school.

- **DETACHED HOME**
- **LOUNGE/DINING ROOM**
- **THREE BEDROOMS**
- **GARAGE AND DRIVEWAY**
- **COUNCIL TAX BAND: G**
- **CLOSE TO PRIORY PARK**
- **KITCHEN AND UTILITY ROOM**
- **BRIGHT AND SPACIOUS**
- **CUL DE SAC**
- **EPC RATING: D**





**ROOM DIMENSIONS:**

**ENTRANCE HALL**  
7'10 x 6'10 (2.39m x 2.08m)

**CLOAKROOM**  
6'9 x 2'8 (2.06m x 0.81m)

**INNER HALL**  
10'9 x 7'7 (3.28m x 2.31m)

**LOUNGE/DINING ROOM**  
23'10 x 13'11 (7.26m x 4.24m)

**STUDY**  
9'4 x 7'10 (2.84m x 2.39m)

**KITCHEN/BREAKFAST ROOM**  
13'11 x 10'2 (4.24m x 3.10m)

**UTILITY ROOM**  
10'11 x 10'2 (3.33m x 3.10m)

**LOWER GROUND FLOOR**

**LOWER GROUND HALLWAY**  
12'6 x 3'7 (3.81m x 1.09m)

**BEDROOM ONE**  
13'10 x 10'2 (4.22m x 3.10m)

**BEDROOM TWO**  
13'10 x 10'5 (4.22m x 3.18m)

**BEDROOM THREE**  
9'10 x 6'9 (3.00m x 2.06m)

**BATHROOM**  
9'10 x 5'4 (3.00m x 1.63m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

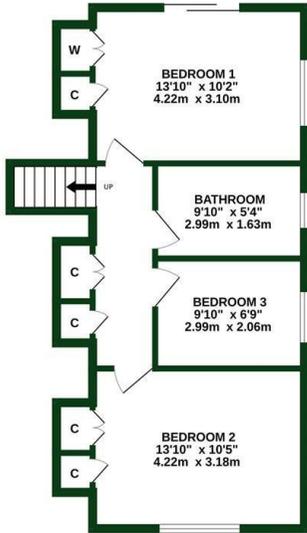
**REAR GARDEN**

**DOUBLE GARAGE**

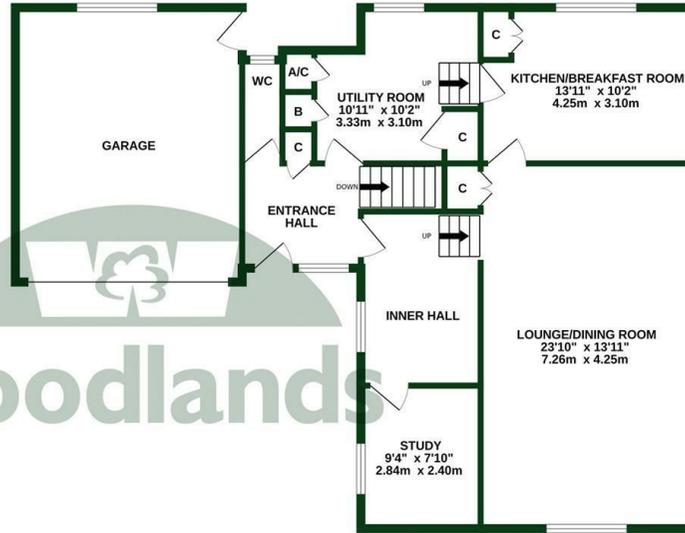
**OFF ROAD PARKING FOR 3/4 CARS**



LOWER GROUND FLOOR  
533 sq.ft. (49.6 sq.m.) approx.



GROUND FLOOR  
1116 sq.ft. (103.7 sq.m.) approx.



TOTAL FLOOR AREA: 1650 sq ft (153.3 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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