

8 Lorian Drive.

Reigate

Offers Over £850,000

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This beautifully presented two double bedroom detached bungalow is situated in a highly sought-after cul-de-sac close to Reigate town centre, offering a perfect blend of comfort and convenience. The property boasts a stunning open plan kitchen breakfast room, complete with an island unit that provides both style and functionality, ideal for casual dining or entertaining guests. The large living room is a standout feature, providing ample space for relaxation and benefiting from direct access to both the conservatory and the garden, creating a bright and airy atmosphere throughout. The modern bathroom is thoughtfully designed, featuring a separate walk-in shower cubicle for added comfort and practicality. Both bedrooms are generously sized doubles, offering flexible accommodation to suit a range of needs. Additional features include a garage with driveway parking, providing secure storage and off-road parking for multiple vehicles. Offered to the market with no onward chain, this property represents an excellent opportunity for those seeking a move-in ready home. Reigate itself is renowned for its comprehensive range of shops and boutiques, as well as a variety of restaurants, cafes and coffee shops, including popular names such as Gail's and Café Nero. The area is also well served by a number of highly regarded schools, both state and independent, catering for all ages (including Dunottar, Reigate Grammar, Micklefield, Holmesdale, Reigate Priory and Reigate Secondary). For leisure and recreation, Reigate Priory Park offers extensive open parkland and excellent facilities, including tennis courts, a skate park and The Pavilion cafe. There is also excellent walking and riding in the surrounding countryside, Reigate Heath and along The North Downs Way.
Council Tax band: F

Tenure: Freehold

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Approximate Floor Area
1494 sq. ft
(138.81 sq. m)

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Lorian Drive, RH2

Approx. Gross Internal Floor Area 1494 sq. ft / 138.81 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.

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