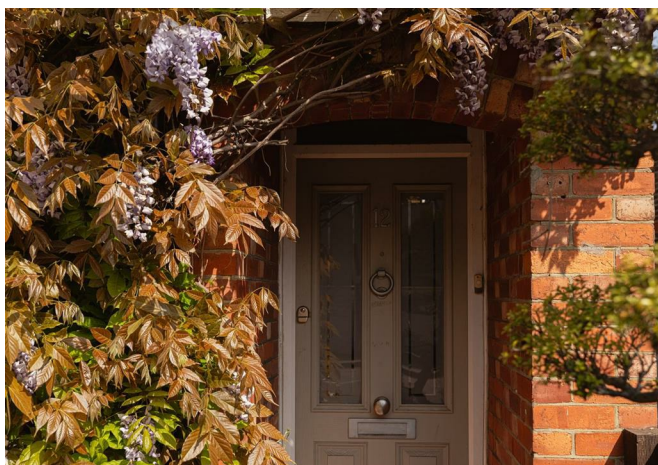




# West Road, Reigate

Guide Price £700,000 - £750,000





This detached home is located in central Reigate, just a stones throw from Priory Park. Offering flexible accommodation, there are options for three of four bedrooms depending on your needs.





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Offering almost 1400 sq ft of space, this detached home has the flexibility to adapt to your needs. It could be laid out with four bedrooms and an open plan living space or three bedrooms and two living spaces, the choice is yours.

On the top floor there is a large double bedroom spanning the width of the house, whilst on the next floor down, there is a stunning family bathroom, which has been beautifully updated to include a large walk in shower, there is also a double bedroom on this level. Coming down another half level is an optional bedroom or reception room and down again, to another bathroom and the sizeable open plan living space.

The kitchen has been beautifully styled with dark navy units and marble style work tops, blending with pale grey wall cabinets and the metro style tiling really complements the design. The kitchen opens onto a dining area, which in turn leads to a living area and onto the rear garden. There is oak flooring throughout the living space, making it blend seamlessly together. There is also a further bedroom on the lower ground floor, which would also make a great home office.

Outside, the property has a hard standing to the front. There is side access to the garden, which is a good size and offers a blank canvass for someone to put their own stamp on.



## Need to know

- Detached, 1920's home, located a short stroll from Priory Park
- Refurbished throughout, offering flexible accommodation with either three or four bedrooms
- Updated to include new electrics, high pressure water system, hand made wooden windows, new flooring including Victorian tiling and oak floors and new internal doors
- Modern, large family bathroom with walk in shower, as well as second refitted bathroom
- Stylish kitchen with contrasting navy blue and pale grey units and white metro tiling
- Extended, open plan, kitchen, living and dining space
- Good size rear garden, measuring approximately 70 ft
- Local shops and cafes on the doorstep including a bakery and the best fish & chips in Reigate!
- Walking distance to a selection of local schools including Reigate Parish, Reigate Priory, Reigate St Marys and Reigate Grammar
- No forward chain



## Interested?

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West Road, Reigate  
Total Area: 127.5 m<sup>2</sup> ... 1373 ft<sup>2</sup> (excluding roof terrace)  
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 RALPH JAMES