



BUNGALOW WITH PLANNING PERMISSION

WRAYLANDS DRIVE
REIGATE RH2 0LG

Planning permission granted ♦ Double garage, driveway for 4 cars ♦ About 0.497 acre mature, private plot

Situation

The property is just a mile to the north east of Reigate town centre on the edge of the Wray Common Conservation Area. Commuting to London from Reigate station takes around 40 minutes into London Bridge or Victoria. The larger mainline station at Redhill is one mile away, which offers direct routes into London Bridge and Victoria in under around 30 minutes, along with routes to a variety of other destinations. The M25 Junction 8 is accessed very easily along Wray Lane opposite with links to London and the wider motorway network. For the frequent air traveller Gatwick Airport is around 8 miles distant whilst Heathrow Airport is within 30 miles.

Description

Bungalows are a rare find nowadays and this property would suit either a downsizer looking for living accommodation over one floor or someone wishing to build their own home as planning permission was granted in 2016, (reference number 164/01847/HHOLD) for a substantial detached home of approximately 3500 sq ft.

The bungalow is positioned on an attractive mature plot of about 0.497 acre, and is set in a very popular residential cul-de-sac moments from Wray Common and within easy reach of Reigate town centre and both Redhill and Reigate mainline stations.

The accommodation comprises a spacious reception hallway, a sitting room with double doors leading to a dual aspect dining room, a fitted kitchen, utility room and a tool house. There are two double bedrooms, a family bathroom and a separate shower room. There is also a loft room which has scope for a further bedroom, subject to the relevant planning application.

Outside is a driveway providing off street parking and access to a double garage

Savills Reigate

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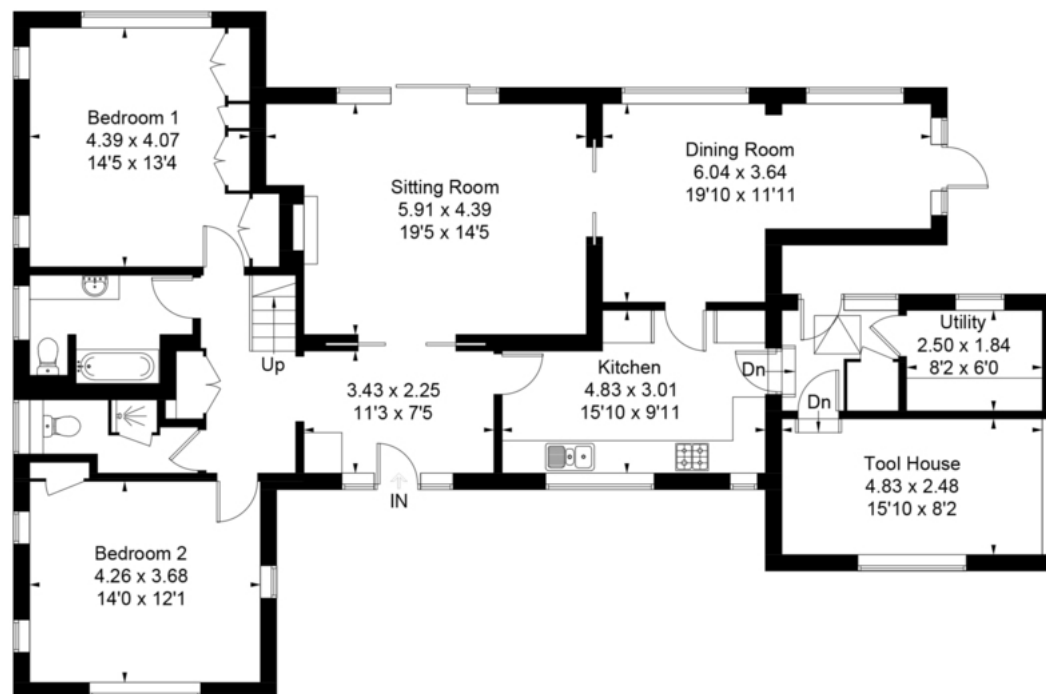
savills



Approximate Area = 161.0 sq m / 1733 sq ft
Including Limited Use Area (0.6 sq m / 6 sq ft)
Garage = 38.9 sq m / 419 sq ft
Total = 200.5 sq m / 2158 sq ft (Excluding Eaves)
For identification only. Not to scale.
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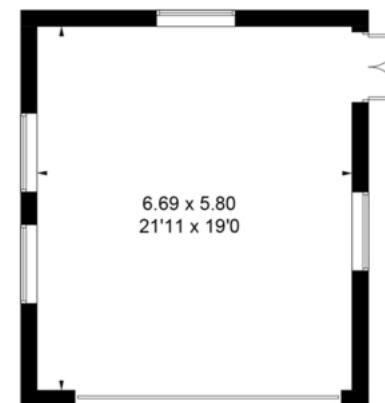


= Reduced head height below 1.5m



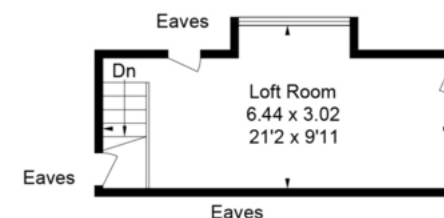
Ground Floor

Area = 144.3 sq m / 1553 sq ft
(Limited Use Area = 0.6 sq m / 6 sq ft)



Garage

Area = 38.9 sq m / 419 sq ft



First Floor

Area = 16.7 sq m / 180 sq ft
(Excluding Eaves)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| | 43 | 59 |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |