



Five bedroom family home set on a private road

Albany Close, Reigate RH2 9PP

Freehold





Five bedrooms • Three reception rooms • Excellent location for transport links • Secluded position • Spacious living accommodation • Attractive gardens • Double Garage & Parking

#### Local information

Located in a quiet road north of Reigate station just over a mile from High Street and all of the amenities of the town centre.

The town provides a comprehensive range of shops and boutiques including M&S Simply Food, Oliver Bonas, Jo Malone and Jack Wills. There are also a good number of cafes and coffee shops including Costa and Cafe Nero. Local restaurants include Pizza Express, Bill's, Cote and Wagamama.

Reigate Priory Park offers many acres of open parkland and excellent facilities including tennis courts, skate park and The Pavilion cafe. Reigate also boasts a number of schools, state and independent, for all ages. These include Reigate St Mary's, Dunottar, Reigate Grammar, Micklefield, Holmesdale, Reigate Priory and Reigate Secondary. Commuting to London from Reigate station takes around 45 minutes into London Bridge or Victoria. Redhill mainline station offers direct routes into London Bridge and Victoria in under 40 minutes, along with routes to a variety of other destinations. There is good walking, biking and riding locally on Reigate Hill, Reigate Heath, and The North Downs Way. For golfers nearby courses include Reigate Hill, Reigate Heath and Walton Heath.

#### About this property

A light and spacious property built circa 1990 situated in a popular location. The flexible living accommodation comprises to the ground floor, a bright reception hall with cloakroom

and storage cupboard, a dual aspect sitting room, dining room, large study/family room and a fitted kitchen breakfast room with a utility off.

On the first floor the open plan landing gives access to five generous bedrooms, the master & guest bedrooms have en suite facilities and there is also a family bathroom.

To the front of the property is a private driveway providing parking for several vehicles and there is also a double garage. At the rear off the property is a secluded garden with terraced seating area that leads to a raised lawn area with mature trees and shrubs.

#### Tenure

Freehold

EPC rating = D

#### Viewing

Strictly by appointment with Savills



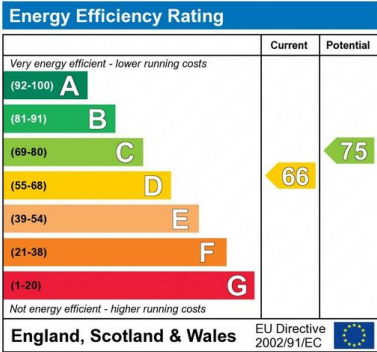




Approximate Area = 225.6 sq m / 2428 sq ft  
Garage = 26.4 sq m / 285 sq ft  
Total = 252 sq m / 2713 sq ft  
Including Limited Use Area (5.8 sq m / 62 sq ft)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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