



A fantastic opportunity in the heart of town

4 South Walk, Reigate, Surrey RH2 0NY



South walk is pedestrian only except for residence •
Beautiful gardens in the heart of Reigate • A chance to
put your own unique stamp on a character home •
Parking for cars

Local information

South Walk is a much sought location in the heart of central Reigate. Reigate provides a comprehensive range of shops, boutiques, recreational and sporting facilities providing for every aspect of family life. Priory Park has become a major feature of the town providing many acres of park and woodland, with varied recreational facilities, and a modern coffee shop. There are also a good number of restaurants and independent cafes.

There are a number of highly regarded schools, state and independent, for all ages. These include Dunottar, Reigate Grammar, Micklefield, St Mary's, Holmesdale, Reigate Priory and Reigate Secondary. The house is particularly well placed for Reigate College with it being access at the end of South Walk.

The house is ideally situated for the commuter with Reigate station being approximately half a mile walk providing connections to London Bridge and Victoria in approximately 35-40 minutes, whilst the M25 Junction 8 is around a mile away.

About this property

A rare opportunity to purchase a delightful family home in the heart of Reigate just a few meters from the High Street. South Walk is a unique location with only four houses on a pedestrian walk with vehicle access for residents only. The house has been arranged to provide practical living space and

offers wonderful potential to extend, subject to the usual consents.

On the ground floor there are two main reception rooms and the kitchen is fitted with a range of modern units and worktops with integrated appliances. The family/dining room has charming doors opening onto the extensive gardens for its town centre location and access to the kitchen offering flexible family living. The useful utility room has access to the garden there is also a downstairs cloakroom. On the first floor there are three double bedrooms along with a bath room with a separate shower.

At the front of the property there is a large block paved driveway providing off street parking for cars. The rear generous garden is a real feature of this property being well kept and mainly laid to lawn with some mature planted borders and a paved terrace for entertaining.

Viewing

Strictly by appointment with Savills





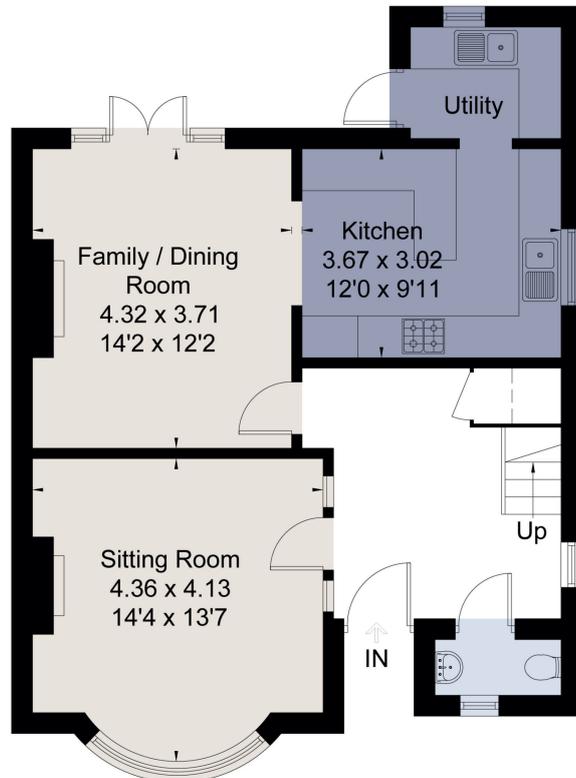
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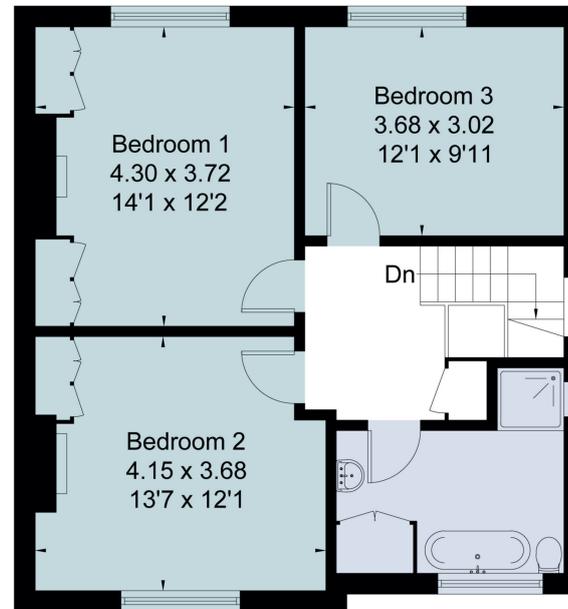


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Approximate Area = 124.3 sq m / 1338 sq ft
 Including Limited Use Area (0.6 sq m / 6 sq ft)
 For identification only. Not to scale.
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Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 258973

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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