



Extended family home in the centre of Reigate

Deerings Road, Reigate, Surrey, RH2 0PH

savills

Stunning kitchen/family room • Balanced four bedroom accommodation • Off street parking • Central Reigate location

Local information

Situated on Deerings Road amidst all of the amenities of this popular market town. The High Street provides a comprehensive range of local shops and boutiques including Oliver Bonas and M&S Simply Food. There are also a good number of cafes and coffee shops including Costa and Cafe Nero. Local restaurants include Pizza Express, Bill's, Cote, Wagamama and Nando's. Reigate Priory Park offers many acres of open parkland and excellent facilities including a great playground, tennis courts, skate park and The Pavilion cafe. There is good walking and riding locally in the surrounding countryside, Reigate Heath and The North Downs Way. For golfers nearby courses include Reigate Hill, Reigate Heath, Walton Heath and the RAC Club at Epsom.

Reigate is blessed with state and independent schools for all ages and include Reigate Parish, Reigate Priory, Holmesdale, Reigate St. Mary's Prep School, Micklefield, Reigate Secondary School, Dunottar, Reigate Grammar and Reigate College. Commuting to London from Reigate station takes around 40 minutes into London Bridge or Victoria. The larger mainline station at Redhill, is about a mile and a half away, which offers direct routes into London Bridge and Victoria in about 30 minutes, along with routes to a variety of other destinations. The M25, Junction 8 is accessed very easily along Wray Lane, with links to London and the wider motorway network. For the

frequent air traveller Gatwick Airport is approximately 8 miles distant whilst Heathrow Airport is approximate 30 miles away.

About this property

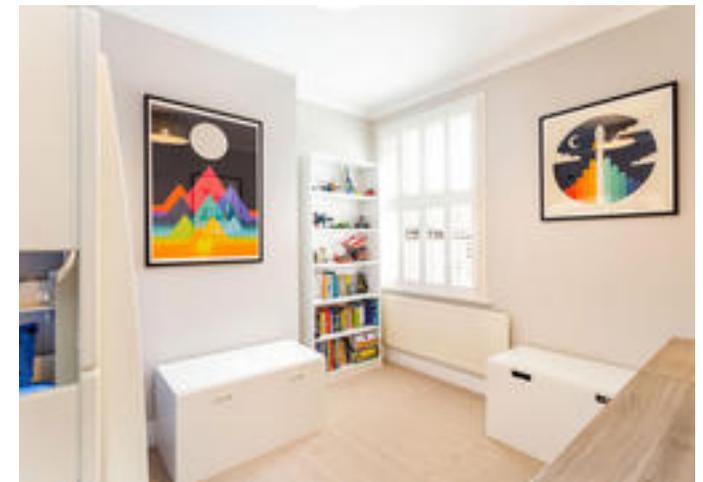
A stunning semi-detached family home arranged over three floors to provide 1529 sq. ft. of accommodation. The property has been extended and refurbished to provide a lovely blend of the original character details with high quality contemporary fittings to provide a charming but practical family home.

On the ground floor there are two original reception rooms which link by virtue of double doors and there is a wood burning stove. The property has been extended to the rear to create a stunning kitchen/family room, fitted with a range of contemporary units and integral appliances, with bi-fold doors opening on to the rear garden. There is also a utility space and a separate guest cloakroom. On the first floor there are three double bedrooms with a modern family bathroom. On the top floor the loft has been converted to create a lovely bedroom suite with en suite shower room. Outside, there is off street parking at the front of the property. In the rear garden there is a contemporary deck leading on to the main lawned area.

Viewing

Strictly by appointment with Savills





Approximate Area = 141.9 sq m / 1527 sq ft
Including Limited Use Area (3.3 sq m / 35 sq ft)
For identification only. Not to scale.
© Fourwalls Group



Ground Floor First Floor Second Floor
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 256351

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02027010 Job ID: 143334 User initials: FJP