



Family home in a prime location with parking

Burnham Drive, Reigate Surrey RH2 9HD



Beautifully finished throughout • Flexible accommodation • Excellent location • Three double bedrooms • Perfect for a young family or downsizer

Local information

Burnham Drive is a quiet no through road perfectly positioned for all that Reigate has to offer, just 300 metres from Reigate station and under half of a mile into the high street.

Reigate's bustling town centre offers an impressive range of shops and services. A flourishing market town in the best tradition of English rural communities, the picturesque streets have a delightfully modern, cosmopolitan feel and where independent boutiques rub shoulders with popular high-street stores.

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 Betchworth. Reigate is blessed with state and independent schools for all ages with Holmesdale and Reigate Priory being the closest state schools. Others include Reigate Parish, 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 two miles 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 Reigate Hill, with links to London and the wider motorway network. For the frequent air traveller Gatwick Airport is approximately 8 miles south.

About this property

The property has been beautifully finished to a high specification. The light and spacious accommodation comprises of an entrance hall with cloakroom and storage cupboard, a dual aspect sitting/ dining room with built on storage and double doors onto the attractive low maintenance garden, a modern white kitchen with integrated appliances and granite worktops and a study/ family/playroom. On the first floor are three double bedrooms, bedrooms one and two have built in wardrobes and bedroom three a feature vaulted ceiling, there is also a contemporary white four piece bathroom suite. To the front of the property there is off street parking, at the rear is a pretty enclosed garden with an all-weather grass style surface.

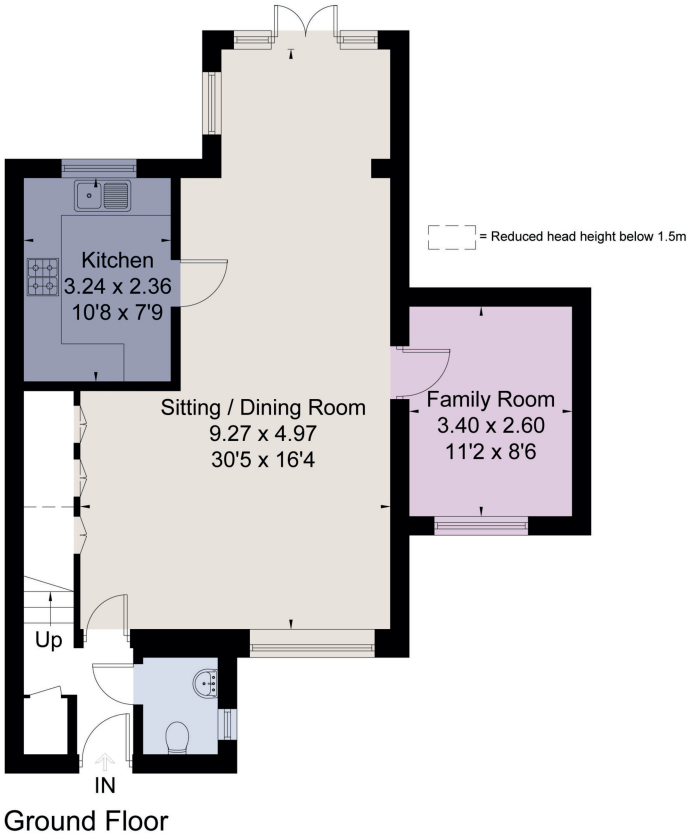
Viewing

Strictly by appointment with Savills

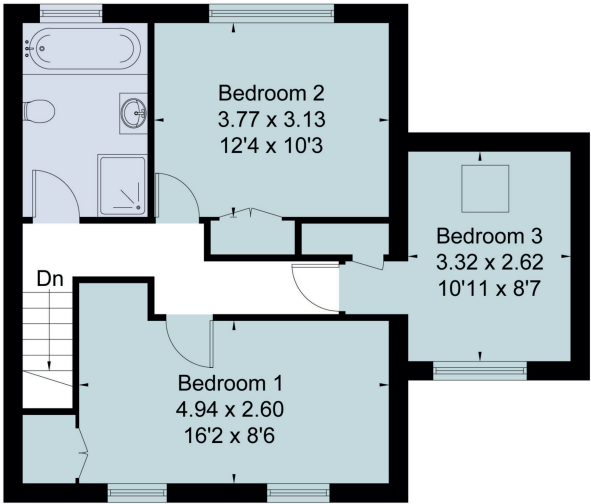




Approximate Area = 116.5 sq m / 1254 sq ft
Including Limited Use Area (1.7 sq m / 18 sq ft)
For identification only. Not to scale.
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Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(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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