



Well presented three bedroom home close to Reigate

Summerly Avenue, Reigate, Surrey RH2 9HE



Popular residential cul de sac • Low maintenance garden terrace • Garage • Ideally located for Reigate station • Sought after popular location close to amenities

Local information

Summerly Avenue is a quiet no through road perfectly positioned for all that Reigate has to offer, just 300 metres from Reigate station and Homebase and under half of a mile into the high street. The house benefits from being close to Yorke Road Doctors Surgery and a number of local churches. 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 eight miles south.

About this property

This well proportioned three bedroom semi detached home is ideally located for access to the town and is 0.3 miles from Reigate mainline station. The accommodation comprises a cloakroom, a spacious open plan living/dining room with original parquet flooring, sliding double glazed doors give access on to the garden and a modern fitted kitchen.

On the first floor are three bedrooms all with built in wardrobes and a white family bathroom suite.

To the front of the property is a beautifully maintained garden, at the rear there is a private low maintenance terraced garden with summer house. The development has ample communal parking and there is a garage in a nearby block.

Viewing

Strictly by appointment with Savills



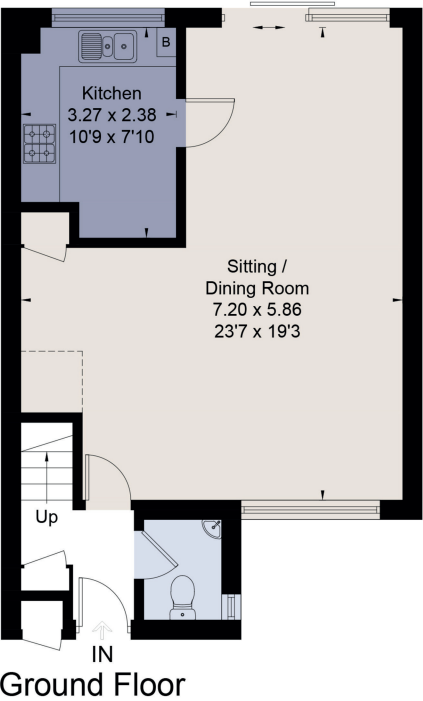




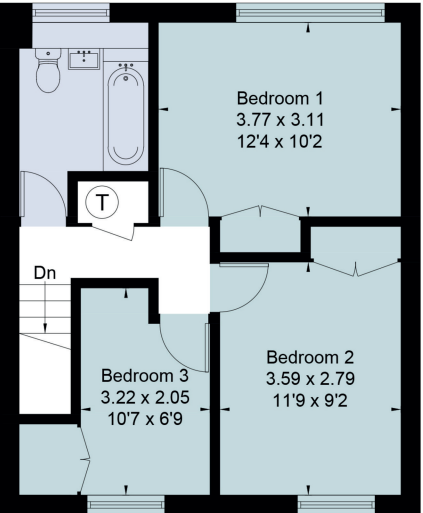
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Approximate Area = 91.8 sq m / 988 sq ft
Summer House = 2.5 sq m / 27 sq ft
Garage = 11.5 sq m / 124 sq ft
Total = 105.8 sq m / 1139 sq ft
Including Limited Use Area (0.9 sq m / 10 sq ft)
For identification only. Not to scale.
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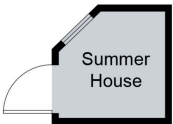


Ground Floor

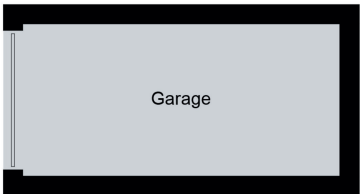


First Floor

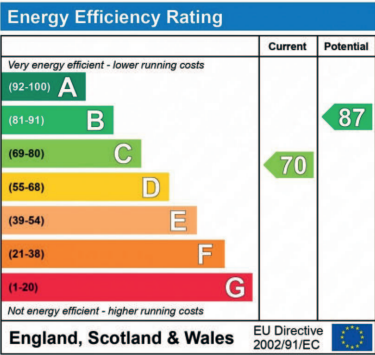
[Dashed box symbol] = Reduced head height below 1.5m



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)



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