



Beautifully presented four bedroom character house

St. Marys Road, Reigate Surrey RH2 7JH



Beautifully presented throughout • Finished to a high standard • Charming and full of character • Fantastic location • Close to excellent schools

Local information

Reigate is a thriving Surrey market town at the foot of the North Downs that has a blend of historic landmarks and recreational spaces making it the ideal destination for those in search of a lifestyle change within easy reach of London. Reigate is a popular destination for commuters. 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 32 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 around eight miles distant.

Reigate Priory Park is a centrepiece of the town with many acres of open parkland, a feature lake, impressive playground and The Pavilion Café, along with tennis/ basketball courts and a sunken skateboard park. The perfect meeting place for friends and family.

Reigate is particularly well served with state and independent schools for all ages. These include Reigate Parish, Reigate Priory, Reigate St. Mary's Prep School, Micklefield, Reigate Secondary School, Dunottar, Reigate Grammar and Reigate College.

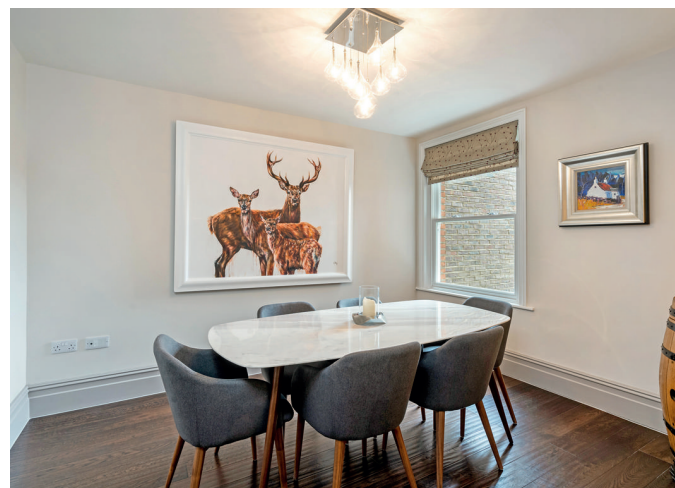
About this property

Immaculately presented throughout, this character semi-detached family home is ideally located for popular schools, the town centre and Reigate Priory Park. The accommodation arranged over four floors comprises, a lower ground floor with home office/gym and a large storage room. On the ground floor are two reception rooms including a sitting room with feature fireplace and bay window, there is a delightful kitchen with range style stove, ceramic sink, integrated appliances and bi fold doors onto a rear terrace. On the first floor is the principle bedroom with fitted wardrobes and an en suite shower room, a further double bedroom and a Victorian style family bathroom. The second floor has two further double bedrooms, one which has double doors and a Juliet balcony with outstanding views of Reigate hill, there is also a shower room on this level.

To the rear of the property is an attractive garden which is mainly lawn and enclosed panel fencing and mature hedging. The rear terrace is elevated and accessed via the kitchen through bi-fold doors, this leads to a side access. To the rear of the garden is an additional seating area. Agents notes - We wish to inform prospective buyers of this property that one of the owners is an employee of Savills.

Viewing

Strictly by appointment with Savills

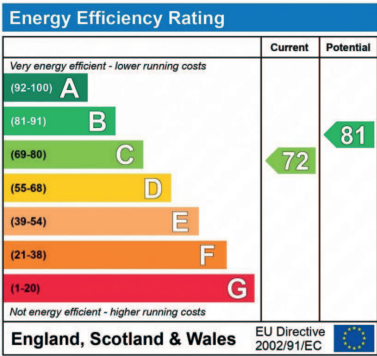




Approximate Area = 164.9 sq m / 1775 sq ft
Including Limited Use Area (2.0 sq m / 22 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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