



Top floor two bedroom conversion apartment

Wraycroft, 78 Doods Road, Reigate, Surrey RH2 0NR



Apartment of about 1253 sq ft • Allocated parking at the front of the property • Communal gardens at the rear of the property • Communal basement storage area • No onward chain

Local information

The flat is perfectly positioned being just a half a mile from the centre of town and all of the amenities of this bustling market town. Reigate offers an impressive range of shops and services 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, Cullenders Parkside, Wagamama and Nando's. Reigate Priory Park offers many acres of open parkland and excellent facilities including tennis courts, Skate Park and The Pavilion cafe. Commuting to London from Reigate station takes around 40 minutes into London Bridge or Victoria. The larger mainline station at Redhill is two miles away which offers direct routes into London Bridge and Victoria in around 30 minutes along with routes to a variety of other destinations. The M25, Junction 8, is accessed very easily, with links to London and the wider motorway network. For the frequent air traveller Gatwick Airport is around six miles away, whilst Heathrow Airport is within 30 miles. The area also offers a wide range of sporting facilities including two rugby clubs, two football clubs, Reigate Priory Cricket Club along with tennis, bowls and squash clubs. There

are numerous places to walk locally with many paths and bridleways in the countryside around this cottage. Reigate is surrounded by beautiful Surrey countryside including Reigate Heath, Gatton Park, The Pilgrims Way and The North Downs Way. The town is particularly well served with state and independent schools for all ages.

About this property

A Top floor conversion apartment being part of this imposing character property and providing about 1253 square feet of accommodation. The flat offers a comfortable blend of stylish modern living within a building of character and charm. The accommodation is bright and airy throughout. There is good sized reception room and separate modern fitted kitchen including a large range style cooker. Both bedrooms are doubles and have en suite facilities. There is a further guest cloakroom. To the rear there is a large communal garden with a decking area and barbecue for use during the warmer months. Residents also have use of a useful shared basement providing extra storage and a room to keep bikes securely stored. There is allocated parking for one car at the front of the property.

Viewing

Strictly by appointment with Savills





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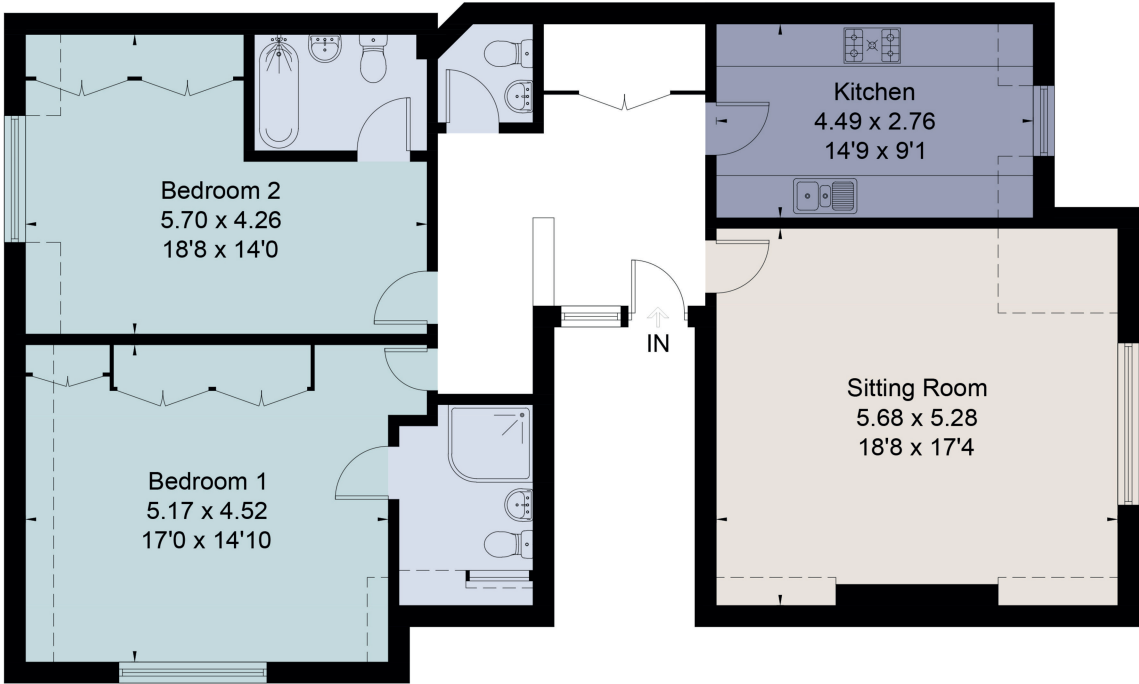
savills.co.uk

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Approximate Area = 116.4 sq m / 1253 sq ft
Including Limited Use Area (8.4 sq m / 90 sq ft)
For identification only. Not to scale.
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 = Reduced head height below 1.5m



Third 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		
(69-80) C	76	78
(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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