



**1 New North Road.**

Reigate

Guide Price **£550,000 – £575,000**

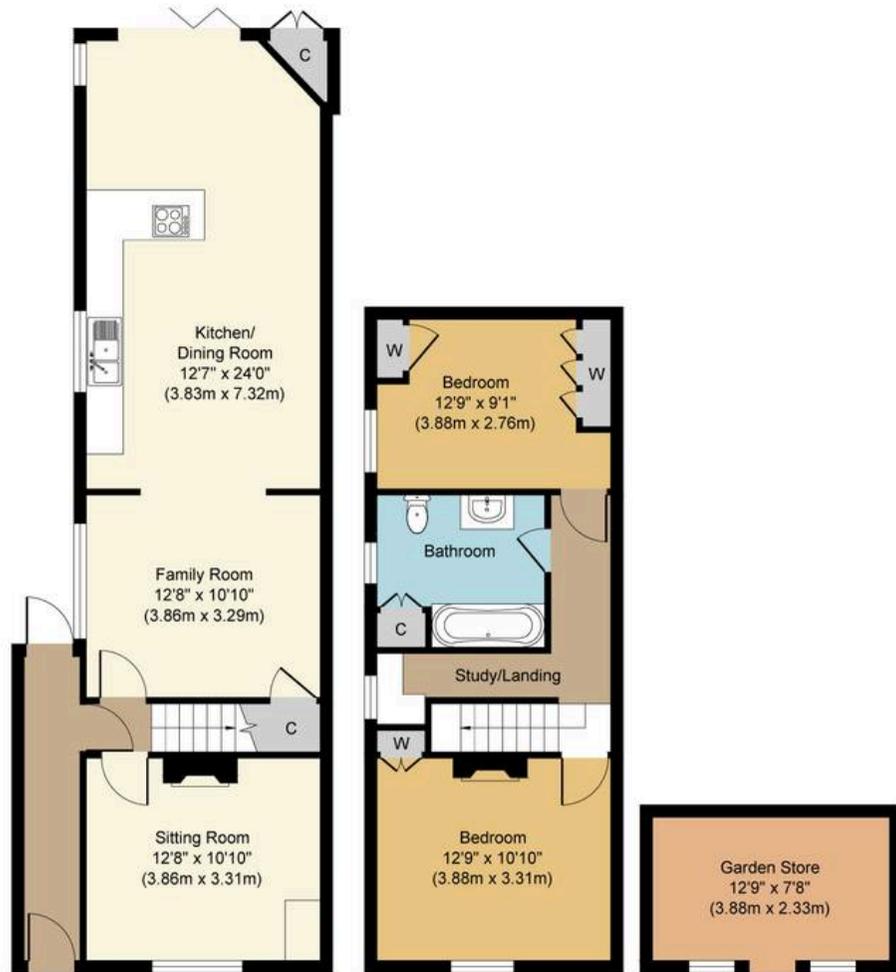


Presenting an exceptional opportunity to acquire a beautifully extended two bedroom semi-detached period home, located in the ever popular area of South Reigate. This charming property has been thoughtfully enhanced and maintained to a high standard by the current owners, seamlessly blending classic character with contemporary convenience. The heart of the home is a stunning live-in kitchen and family area, featuring modern bi-fold doors that create a seamless transition between the indoors and the rear garden, perfect for both relaxed family living and entertaining. The kitchen is stylishly appointed with built-in appliances (including a dishwasher, oven and hob) and offers ample workspace and storage, making it ideal for keen cooks. Complementing this impressive space is a cosy lounge with a feature fireplace, as well as a separate sitting room, allowing families to spread out and enjoy versatile living arrangements. Upstairs, there are two generous double bedrooms and a well-appointed family bathroom, providing comfortable accommodation for both families and professionals. The property also offers excellent potential for further enhancement, with scope for a loft conversion (subject to the necessary planning permissions), and previous consent for an additional bedroom with a shower, which has since lapsed. Off-road parking adds to the convenience, a rare find in this sought-after neighbourhood. Situated in a quiet, family-friendly area, the property is within easy reach of highly regarded schools for all ages, the picturesque Priory Park, and a range of local amenities, ensuring an enviable suburban lifestyle. For commuters, Gatwick Airport, mainline stations with fast services into London, and the M25 motorway are all readily accessible, making this an ideal base for those who need to balance city and country living. This delightful period home offers a rare blend of character, space and future potential, making it a must-see for discerning buyers seeking a move-in ready property in one of Reigate's most desirable locations. Council Tax band: C. Tenure: Freehold

- A Beautiful Period Home Located In The Ever Popular Area Of South Reigate
- Extended To The Ground Floor And Presented To A







**Ground Floor**  
Approximate Floor Area  
661 sq. ft  
(61.40 sq. m)

**First Floor**  
Approximate Floor Area  
422 sq. ft  
(39.20 sq. m)

**Garden Store**  
Approximate Floor Area  
97 sq. ft  
(9.00 sq. m)

**New North Road, RH2**  
**Approx. Gross Internal Floor Area 1180 sq. ft / 109.60 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

