



31 Warren Road.

Reigate

Guide Price **£525,000**



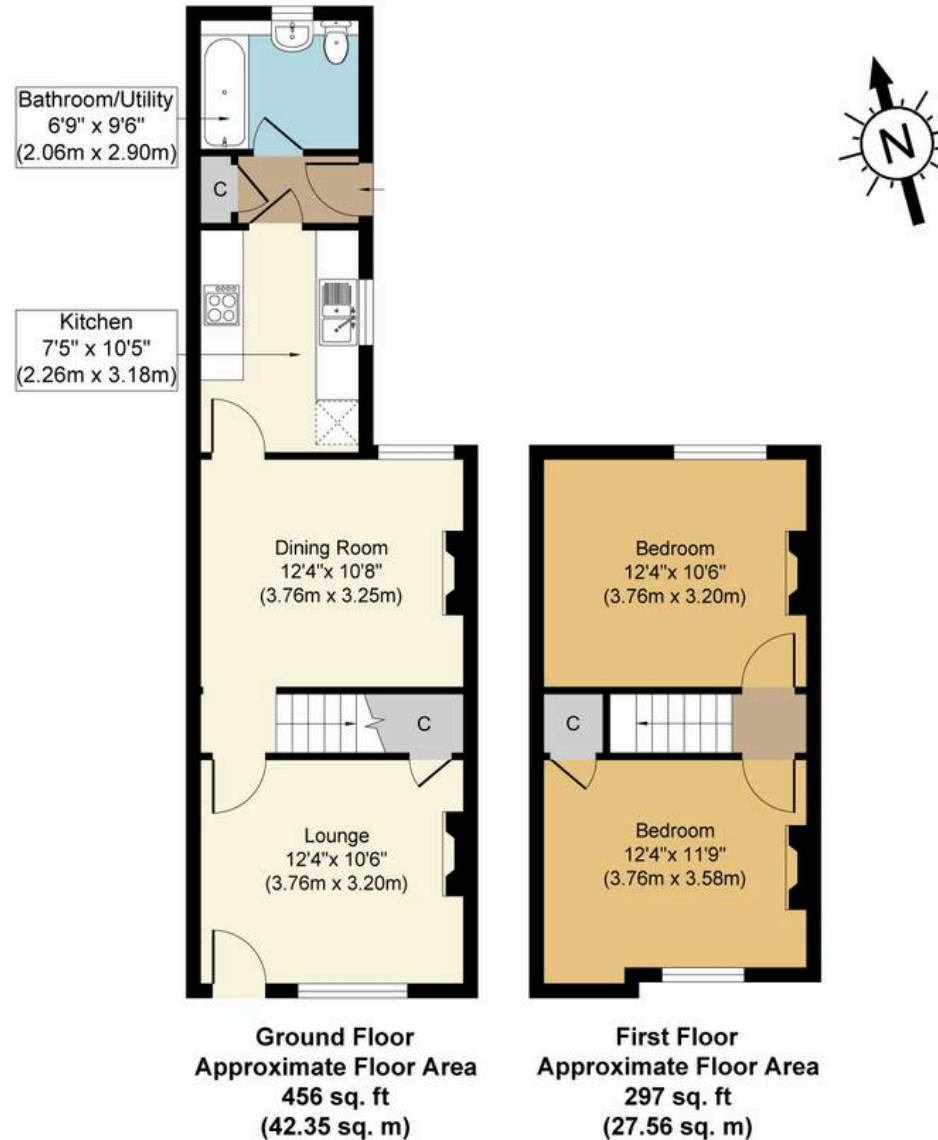
This beautifully presented two double bedroom Victorian terraced house is situated on the highly sought-after Warren Road, one of Reigate's most vibrant and iconic streets, renowned for its charming row of brightly coloured period homes. The property offers an exceptional blend of classic character and modern convenience, making it an ideal choice for professionals, small families, or those looking to downsize. Upon entering, you are welcomed by two bright and generously proportioned reception rooms, both featuring high ceilings with the lounge having a large sash windows that allow for an abundance of natural light throughout the day. The well-appointed kitchen is thoughtfully designed with ample storage and workspace, providing a practical and stylish setting for every-day living. The ground floor bathroom is conveniently located and includes a contemporary suite with both bath and shower facilities, ensuring comfort and practicality. Upstairs, you will find two spacious double bedrooms, each offering a peaceful retreat with plenty of space for wardrobes and additional furnishings. The home is offered with no onward chain, presenting a fantastic opportunity for a swift and straightforward purchase. The location is truly second to none, with Reigate train station just moments away, providing frequent rail links to London, Gatwick, and the south coast, making it perfect for commuters. For families, the property is within close proximity to highly regarded local schools, while the historic high street, with its array of boutique shops, cafes, and restaurants, is just a short walk from your doorstep. This delightful home combines period charm with contemporary living in a prime location, and early viewing is highly recommended to appreciate all it has to offer.

Council Tax band: C

Tenure: Freehold







Warren Road, RH2
Approx. Gross Internal Floor Area 753 sq. ft / 69.91 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.

