



23 Priory Road.
Reigate

Guide Price **£725,000**



This well-presented three bedroom detached family home occupies a generous double plot and is offered to the market with no onward chain. Situated approximately 0.5 miles from Reigate town centre, the property provides an ideal opportunity for families seeking both convenience and potential, with scope to extend (subject to the relevant planning permissions). The accommodation comprises an inviting entrance hall, a lounge with bay window, a spacious open plan kitchen diner perfect for entertaining, a bright conservatory overlooking the garden, and a practical cloakroom with WC. Upstairs, three well-proportioned bedrooms offer comfortable living space, complemented by a modern family shower room with separate WC. Additional benefits include a tandem garage and ample off-road parking. The location is highly sought after, with Reigate's vibrant town centre offering an impressive range of shops, independent boutiques, cafes including GAIL's and Café Nero, and popular restaurants such as Pizza Express, Bill's, Wagamama and Nando's. Families will appreciate the excellent selection of state and independent schools in the area, including St Johns Primary, Reigate Grammar and Reigate College. Commuters are well served by Reigate station, with services to London Victoria via Redhill, and nearby Redhill station providing direct links to London Bridge, London Victoria and Gatwick Airport. The M25 is easily accessible, connecting you to the national motorway network, central London and the south coast.

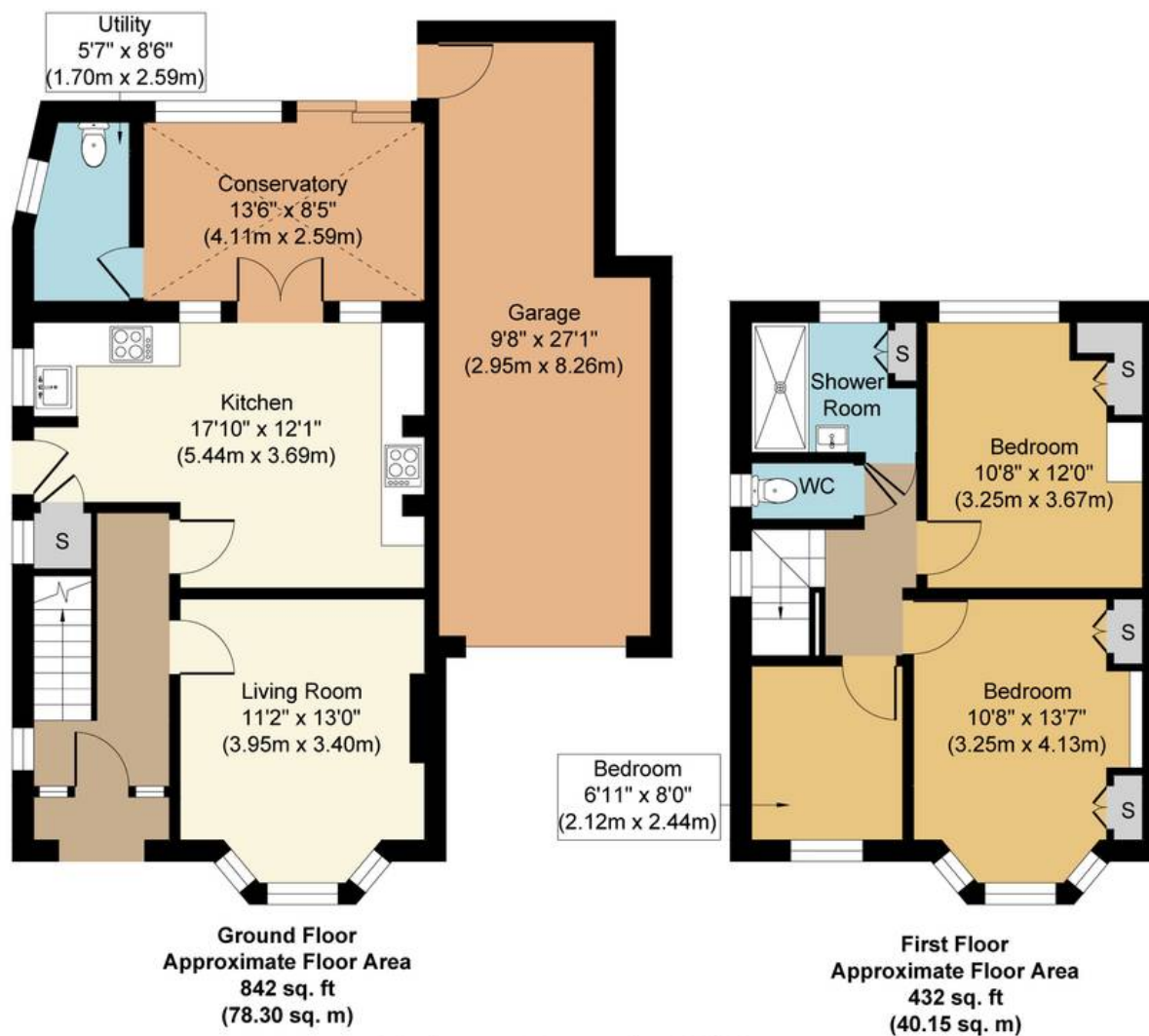
The property is set on a substantial double plot, providing a wealth of outside space for the whole family to enjoy. The rear garden is mainly laid to lawn, bordered by mature shrubs and trees which offer a high degree of privacy and seclusion. There is a generous patio area directly accessed from the conservatory, ideal for alfresco dining or summer barbeques.

Council Tax band: E

Tenure: Freehold







Priory Road, RH2

Approx. Gross Internal Floor Area 1274 sq. ft. (118.45 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.

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