



22 Summerly Avenue.

Reigate

Guide Price **£550,000**



Situated in a peaceful cul-de-sac in the heart of central Reigate with a beautiful view onto Colley Hill, this well-presented three bedroom mid-terraced house offers a rare opportunity to secure a home in one of the area's most sought-after locations. The property is ideally positioned just a five to seven minute walk from Reigate train station, with the vibrant town centre only a ten minute stroll away, providing excellent access to local shops, cafes, restaurants, and amenities.

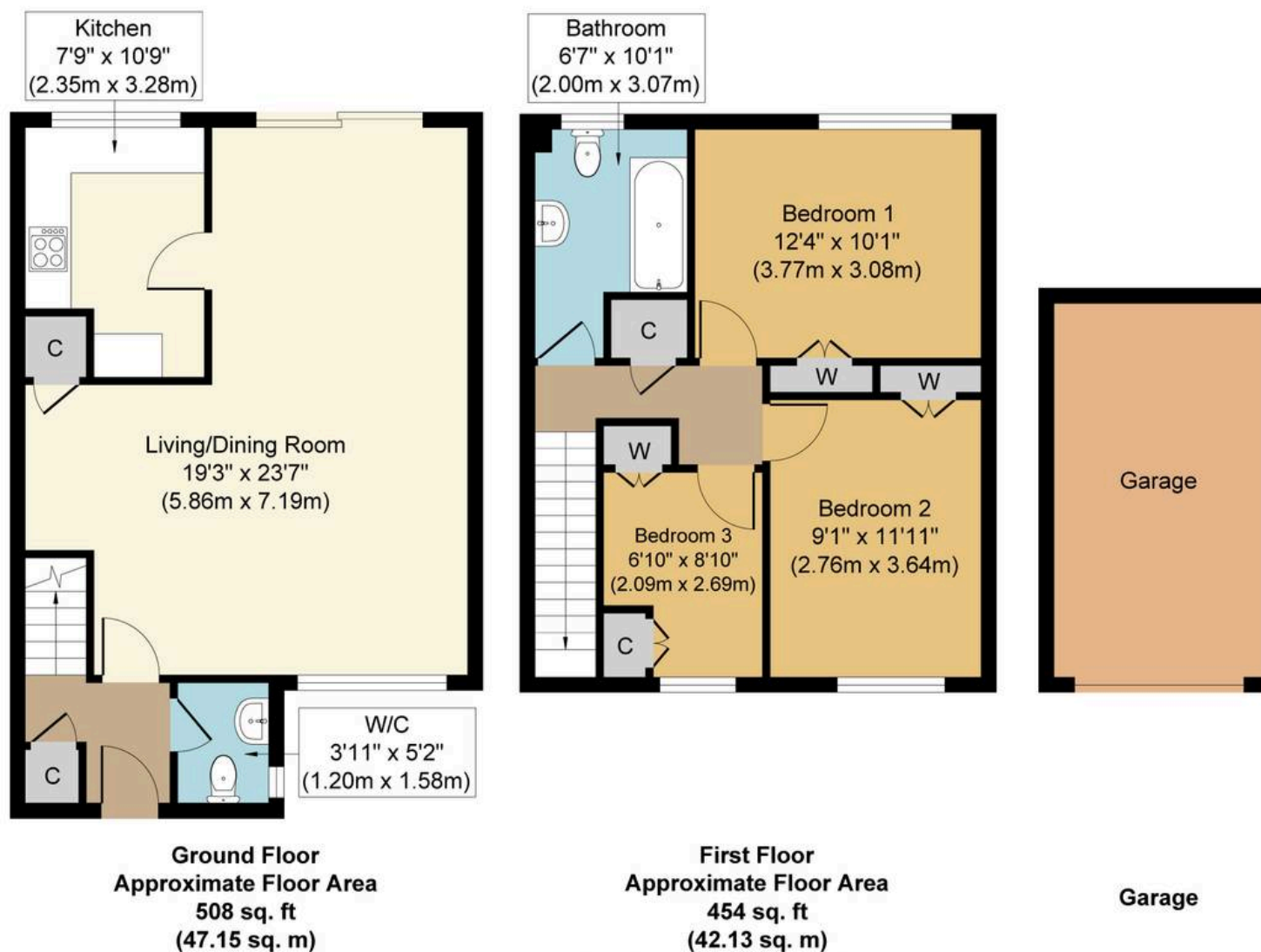
The house benefits from well-proportioned rooms throughout, creating a spacious and versatile living environment suitable for a range of buyers, from families to professionals. The accommodation includes a welcoming entrance hall, a generous living area, and a separate kitchen, while the convenience of a downstairs WC adds to the practical layout. Upstairs, there are three good-sized bedrooms and a family bathroom, ensuring comfort for all residents.

This home further benefits from a garage en-bloc with power, providing secure parking or additional storage, in addition to the free on-street parking available in the area. The property is located on a road renowned for its popularity, where homes rarely remain on the market for long, reflecting the high demand and desirability of this address. Families will appreciate the proximity to highly regarded local schools, making it an ideal choice for those looking to settle in a community-focussed neighbourhood. The house also offers excellent scope for any buyer wishing to add further value, whether through modernisation or otherwise, allowing new owners to personalise and enhance the property to their own tastes.

Council Tax band: E. Tenure: Freehold







Summerly Avenue, RH2

Approx. Gross Internal Floor Area 962 sq. ft. (89.28 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.

Copyright Property Portraits | www.propertyportraits.co.uk

