



**Guide Price**

**£615,000**

**Freehold**

4x  3x  2x 

**Nutley Lane, Reigate,  
Surrey, RH2**

**OVER 60?**

Secure this property  
for up to **59% less!**



Video Tour available

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# Accommodation

## GROUND FLOOR

- Entrance Hall
- Lounge: 12'7 x 11'4 (3.84m x 3.46m)
- Bedroom 4: 12'7 x 9'6 (3.84m x 2.90m)

## LOWER GROUND FLOOR

- Hallway
- Kitchen/Dining Area: 25'0 x 11'6 (7.63m x 3.51m)
- Bathroom: 12'6 x 5'4 (3.81m x 1.63m)
- Utility: 7'7 x 2'8 (2.31m x 0.81m)

## FIRST FLOOR

- Landing
- Bedroom 2: 14'2 maximum x 12'10 maximum (4.32m x 3.91m)
- En-suite Shower Room
- Bedroom 3: 12'6 maximum x 8'3 maximum (3.81m x 2.52m)

## SECOND FLOOR

- Landing
- Bedroom 1: 18'8 x 10'8 (5.69m x 3.25m)
- En-suite Wet Room
- Eaves

## OUTSIDE

- Front Garden
- Rear Garden





## Main features

- Spacious 4 storey character house
- Great location, short walk to town, train station & schools
- Modern kitchen, bathroom, en-suite shower room & en-suite wet room
- Private established rear garden
- Ideal for a family or even downsizer, no onward chain



### Nearest Schools

Primary Schools: Holmesdale Community Infant School 0.8 miles, Reigate Priory Community Junior School 1.0 miles, St Joseph's Catholic Primary, Redhill 1.9 miles  
Secondary Schools: Reigate Grammar School 1.1 miles, Reigate School 2.2 miles, St Bede's School 2.3 miles



### Transport Information

Train Stations: Reigate 0.5 miles, Earlswood 2.7 miles, Redhill 2.7 miles



### Address

Nutley Lane, Reigate, Surrey, RH2



### Directions

For directions to this property please contact us.





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■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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