



**Guide Price**

**£850,000**

**Freehold**

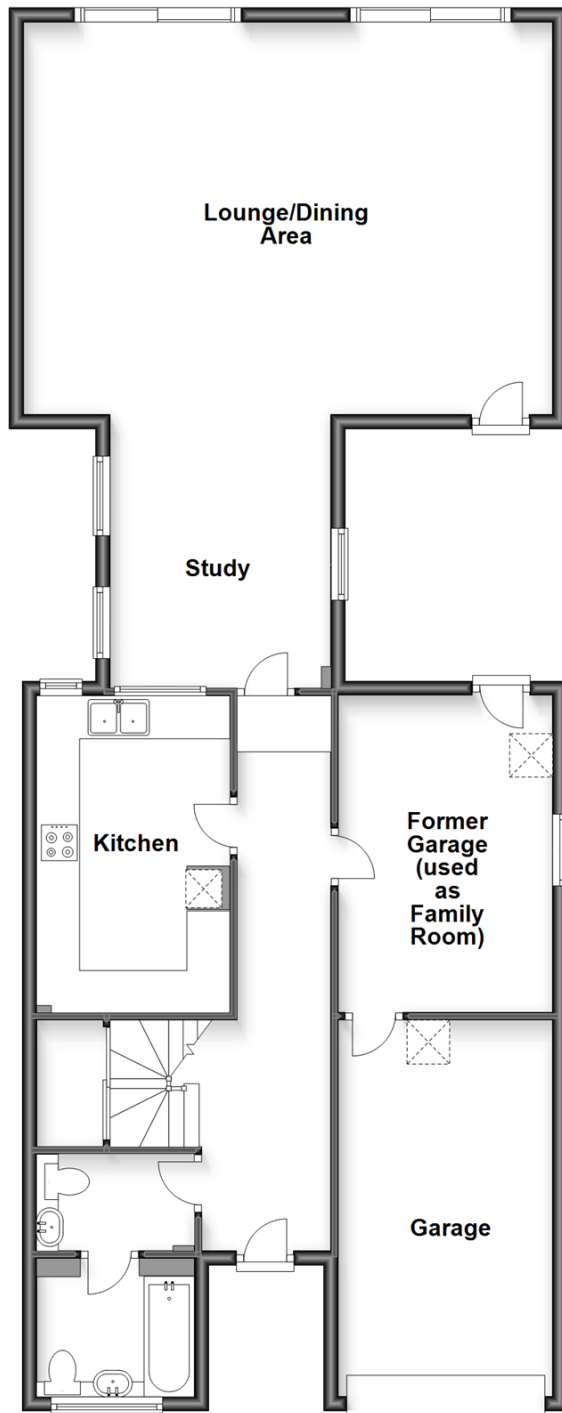
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**Croydon Road, Reigate,  
Surrey, RH2**

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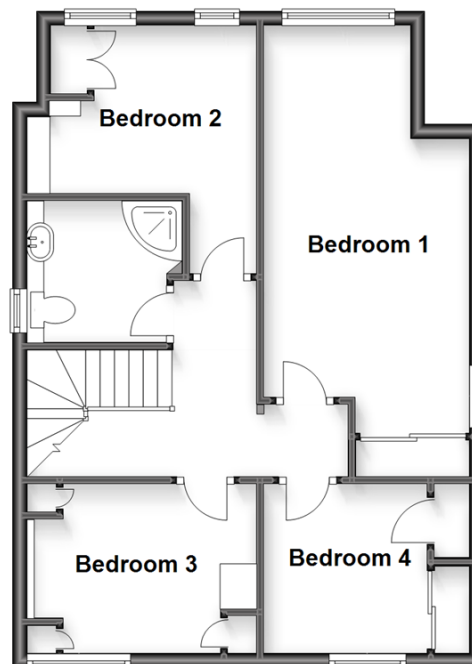
## Ground Floor

Approx. 118.8 sq. metres (1278.3 sq. feet)



## First Floor

Approx. 52.2 sq. metres (561.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Dining Area: 24'0 x 18'0 (7.32m x 5.49m)

Study: 12'5 x 10'5 (3.79m x 3.18m)

Former Garage / Family Room: 14'5 x 9'7 (4.40m x 2.92m)

Kitchen: 14'5 x 9'0 (4.40m x 2.75m)

Bathroom : 6'7 x 5'6 (2.01m x 1.68m)

Cloakroom: 6'7 x 5'0 (2.01m x 1.53m)

### FIRST FLOOR

Landing

Bedroom 1: 19'6 maximum x 9'8 maximum (5.95m x 2.95m)

Bedroom 2: 10'5 x 7'8 (3.18m x 2.34m)

Bedroom 3: 9'5 x 8'4 (2.87m x 2.54m)

Bedroom 4: 8'1 x 7'5 (2.47m x 2.26m)

Shower Room: 6'6 x 6'5 (1.98m x 1.96m)

### OUTSIDE

Front Garden

Parking for 4 Cars

Garage: 18'3 x 10'5 (5.57m x 3.18m)

Rear Garden





## Main features

- A spacious & extended family house
- Modern fitted kitchen
- Flexible accommodation, family room could be used as a fifth bedroom
- Private walled plot, garage, parking for 4 cars, front & rear garden
- Great location, short walk to town, excellent schools & train station
- No onward chain



### Nearest Schools

Primary Schools: Reigate Priory Community Junior School 0.5 miles, Holmesdale Community Infant School 0.9 miles, Wray Common Primary 1.1 miles  
Secondary Schools: Reigate Grammar School 0.4 miles, St Bede's School 1.4 miles, Dunottar School 1.5 miles



### Transport Information

Train Stations: Reigate 0.5 miles, Redhill 1.9 miles, Earlswood 1.9 miles



### Address

Croydon Road, 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



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