

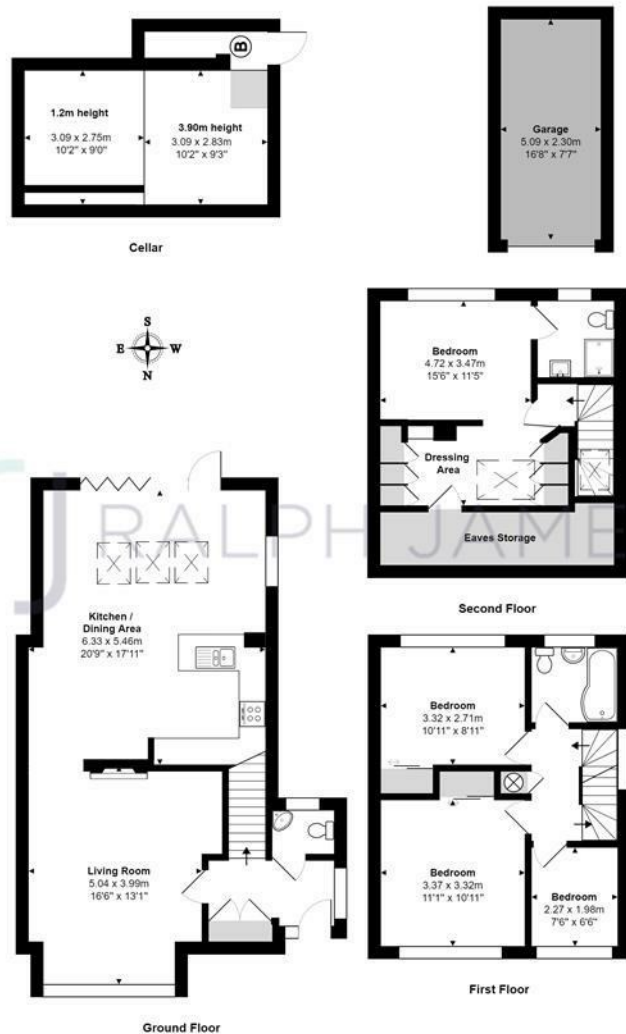
Parkgate Road Reigate Surrey

£750,000



RALPH JAMES

FLOOR PLANS



Parkgate Road, Reigate
Total Area: 146.6 m² ... 1577 ft² (excluding eaves storage, garage)
FOR ILLUSTRATIVE PURPOSES ONLY.

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RALPH JAMES



IN A NUTSHELL



South facing garden



Bright spacious living room



Open plan kitchen/dining area with bifold doors out to the garden



Three doubles and one single bedroom



Family bathroom, master en-suite & downstairs W/C



Driveway & garage



WHAT'S GREAT?

This four-bedroom family home is located just a short walk away from the town, with a great selection of independent shops, eateries and the picturesque Priory Park. Ideal for a growing family, you have a superb selection of schools in the surrounding area ranging all the way from nursery to college.

Parking on the driveway and following the path up to the front door, you step into the spacious hallway, there is space for coats and shoes in the handy storage cupboard before heading into the bright living room. This room has a large bay window letting in plenty of natural light and offering you a great amount of space to add in a couple of comfy sofas where you can pop your feet up and relax as you enjoy a movie night in.

To the rear of the property is the fantastic kitchen/dining area, this is the perfect space to enjoy family time together. The breakfast bar gives the children a place to sit as they do their homework whilst you prepare dinner, or you can open up the bifold doors whilst the children play in the garden.

The lovely south facing garden is surrounded by mature trees, this elegant garden is secluded and a real sun trap! You can soak up the sunshine on the patio whilst the BBQ is heating up.

Upstairs the feeling of space continues with three bright double bedrooms as well as one single, which is now used as the home office. There is an en-suite shower and dressing area for the master bedroom allowing you to tuck yourself away at the end of a busy day and take in the panoramic views towards Reigate Hill.

This home also comes with a cellar, a useful space for additional storage, along with the garage, or if you're up for a small project, this could be transformed into a cinema room for you and the children to enjoy!

If you need to pop out for the essentials 'Lesbourne Village' is a 5 minute walk away with an array of local shops. You can grab a coffee before heading to work from Oliver's Mobile Coffee Shop or fish & chips on your way home.



Ashley likes it
because....

"This is the perfect home for those looking to upsize, it's bright and airy layout is ideal for any growing family. You're just a short walk away from Reigate's popular high street and Priory Park, if you want to enjoy a longer walk Reigate Hill offers some spectacular views and you can grab a bite to eat as you head back to the car."

SELLER'S SECRET

"We have really loved living here with our young family over the past 10 years. The kitchen diner is a lovely light family space, facing south into our secluded sunny back garden. The loft conversion (our bedroom) is a lovely quiet space at the top of the house, with great views to Reigate Hill at the front. The location really is fantastic, it's such a family friendly community. We're on the doorstep of wonderful schools, Priory Park is just across the road, Reigate town centre and the local shops of 'Lesbourne Village' are both less than 5 minutes walk away - a great chip shop, coffee shop and barbers!"

CLOSE TO HOME

Reigate Bell Street 0.2m

Reigate Train Station 0.7m

Redhill Train Station 1.8m

Reigate Priory School 0.2m

Busy Bees Nurseries 0.2m

Reigate Parish Primary 0.5m

Reigate School 1.0m

M25 Access 2.2m

Gatwick Airport 6.2m

East Surrey Hospital 2.3m



To buy or not to buy...

RALPH JAMES



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