

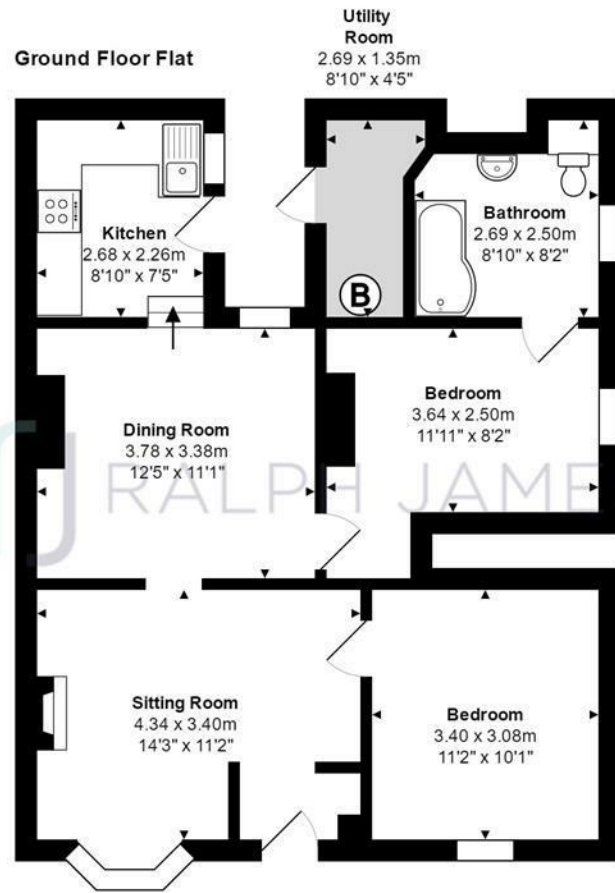
Priory Road  
Reigate  
Surrey

£350,000



RALPH JAMES

# FLOOR PLANS



**Priory Road, Reigate**

**Total Area: 67.0 m<sup>2</sup> ... 721 ft<sup>2</sup>**

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.  
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**RALPH JAMES**



## IN A NUTSHELL



Private Garden



2 Bedrooms



Large Lounge



Family Bathroom



Dining Room & Seperate Kitchen



Street Parking





# WHAT'S GREAT?

Approaching the front door through a fenced front garden, you're greeted by a pretty front door leading you into the property, the layout of the sitting room means there's a little hallway with some room for storage to keep your coats and shoes neatly hidden away. Straight ahead you will enter the main sitting room with a featured fireplace and a beautiful bay window to help bring some natural light into the room. To the right of the sitting room is the second bedroom, a great size, and if not required as a second/spare bedroom, it would be ideal for a home office!

Through the sitting room, you'll be lead into the dining room, there's plenty of room for a dining table & chair set, up a couple of steps is the kitchen, with lots of storage space, the set up of which offers the maximum space for baking and creating. With it's neutral colour tones, it helps to brighten up the room, giving it a more open airy feel to it. You have access to the garden through here and a separate utility room for a washing machine & other items you'd prefer to keep hidden away.

The master double bedrooms at the rear of the property on the left, very spacious and with the opportunity to have built in storage or wardrobes set within the groves either side of the chimney. Through here you connect onto the family bathroom, a modern space, with room for adding your own personal touch. Those who enjoy the outside and a small project, there is a private garden with the potential to become a wonderful relaxing, entertaining space. Ideal for dining alfresco or just sitting outside to enjoy the evening sunshine during the summer.

This spacious property is ideally surrounded by everything someone could need! Ideal for first time buyers, professionals and investors, this two bedroom apartment is tucked away from it all whilst still being within walking distance of the local shops, town, parks, schools and stations.



Thomas likes it  
because....

"This lovely apartment is ideal for either professionals and first time buyers looking to make their mark on potentially their first property or it could also suit investors looking for a small project. There's so much to offer in the area, it's a great location so close to Reigate for shops and transport links."

## SELLER'S SECRET

"The location of this property is what make's it a dream, set back so it's quiet and peaceful but still within walking distance of Reigate High Street which offers everything from original little shops to buzzing pubs with live entertainment, or if you like a relaxed picnic in the park Priory park is only down the road. It's perfect for getting into town with Reigate and Redhill stations close, quick access to the M25 and Gatwick a quick drive away."

## CLOSE TO HOME

Reigate High Street 1.2m

Reigate train station 1.5m

Priory Park 1m

Donyings Gym 2m

Redhill High Street 2.5m

Gatwick Airport 6.9m

M25 Access 2.2m

East Surrey Hospital 2.5m



To buy or not to buy...

RALPH JAMES

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