



**New North Road, Reigate**  
GUIDE PRICE £475,000-£500,000





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Sympathetically refurbished throughout by the current owners, this turn-key home combines character with modern comfort, ideal for those looking to simply move in and enjoy from day one.

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Set along a popular and well-regarded road in South Reigate, this attractive mid-terrace home enjoys a superb position within a short walk of Sandcross School and everyday amenities, while Priory Park and Reigate town centre are just a 15 - 20 minute stroll away. Ideal for first time buyers, downsizers and families looking for that turn-key home.

The property has been thoughtfully and sympathetically renovated by the current owners during their years of ownership, including the installation of new windows and shutters throughout, and is presented in excellent condition, blending period charm with modern comfort.

Arranged over three floors, the accommodation is both versatile and well-balanced. The first floor offers two double bedrooms, featuring panelling and built in wardrobes in both rooms. The top floor features a spacious loft room currently used as a double bedroom and office space, with potential to convert into a principal bedroom with en-suite STPP, perfect for growing families and those seeking a flexible work from home space.

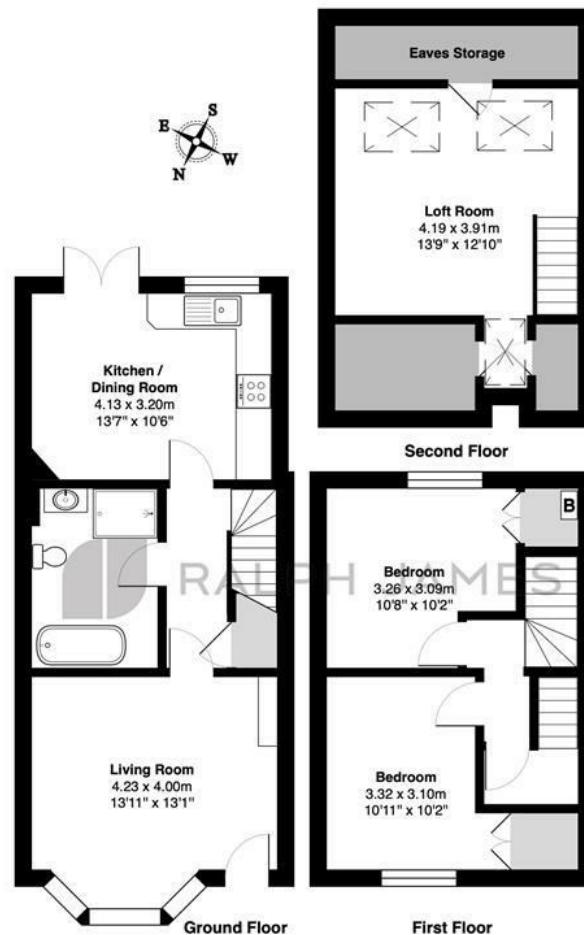
The ground floor comprises a welcoming sitting room, a generous kitchen/dining room with herringbone flooring, perfect for family living and entertaining. A newly renovated bathroom completes the ground floor, with a luxurious roll-top bath and separate shower.

To the rear, the property benefits from a south-facing garden, providing an excellent outdoor space to relax and entertain and flooding the home with natural light throughout. From the garden there is direct access onto communal playing fields with open views, creating a sense of space and a strong lifestyle appeal rarely found in such a central location.



## Need to know

- Two double-bedroom character home in a highly sought after South Reigate location
- Refurbished internally over the last few years
- Welcoming sitting room with bay window and shutters
- Modern kitchen with french doors leading out to a south-facing garden
- Stylish family bathroom with a separate bath and shower
- Additional large loft room, currently used as an office, with potential to convert STPP
- Raised patio with open views onto fields
- Close to local school, nursery and shops as well as country side walks
- 15 - 20 minute walk to Reigate Town Centre
- Council Tax Band - C



New North Road, Reigate

Total Area: 98.7 m<sup>2</sup> ... 1062 ft<sup>2</sup>

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