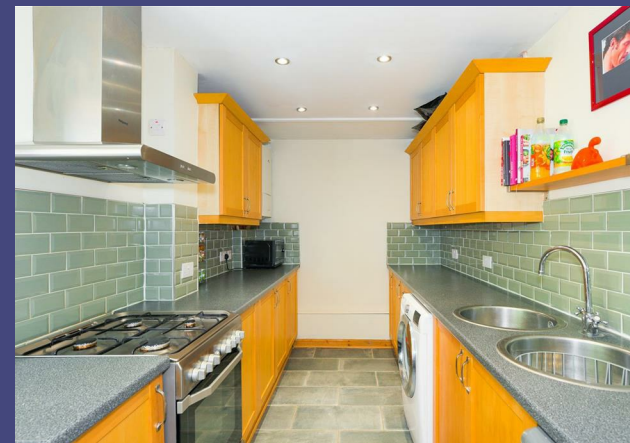


Smoke Lane Reigate Surrey

GUIDE PRICE
£350,000 - £375,000



RALPH JAMES

FLOOR PLANS



IN A NUTSHELL



Private patio & communal garden



Two spacious double bedrooms



Bright living/dining area



Family bathroom & separate W/C



Separate kitchen



Street parking



WHAT'S GREAT?

GUIDE PRICE: £350,000 - £375,000

Located just a short walk away from Reigate town, this spacious two-bedroom maisonette is perfect for those looking to get onto the property ladder. With light and spacious rooms, it's a great first buy, those looking to downsize or for a potential investment! The location is a great added bonus, being within walking distance of both Reigate and Redhill stations, where you can be in central London within half an hour, a great selection of shops and eateries as well as some night life.

Entering through your private entrance at the side of the property, you step into the spacious hallway. The kitchen is a good size, with a nice amount of cupboard space and pretty metro tiles lining the walls.

The living room has a large bay window brightening and opening up this already well sized space, with it's built in cupboards in the alcoves you have a place to keep things tidied away and the pretty dual fuel burner invites you to relax in front of on a cold winter night (with a coal shed under front steps to store fuel)!

There are two double bedrooms, the master bedroom comes with built in wardrobes and access outside to the private patio area and through to the communal garden with a shed. The second bedroom is ideal for when guests come to stay, a home office or a nursery. The family bathroom includes a large tub with overhead shower and there is a separate W/C.

If you fancy heading out for the day, Priory park is a popular place to visit. It's café provides refreshments all year round and some delicious baked goods, you can take a stroll around the pond or head up the hill to enjoy some pretty panoramic views.



Ashley likes it
because....

"This is a lovely home for first time buyers, the location is ideal if you have to commute often and Reigate town is highly recommended for an evening out whether it be for dinner or a few drinks with friends."

SELLER'S SECRET

"When we first viewed this property, the lounge drew us in instantly, being a great large and adaptable space for entertaining but equally cosy with the fire going. The private patio providing space to have meals or entertain overlooking the communal garden was an added bonus, we've had many a summers evening with bbq, drinks and games in this space. Being on a quiet cul-de-sac also gives the benefit of a quiet road with a safe community feel, foot path to the copse directly opposite and a cut through to the park at the end of the road has been ideal for walking our dog. Since having our first child we have really appreciated the convenient location to Redhill and Reigate parks, shops, cafes and stations in easy walking distance."

CLOSE TO HOME

Reigate High Street 0.8m

Reigate Train Station 1.2m

Redhill Train Station 1.7m

Priory Park 0.7m

The Venture Inn 0.5m

M25 Access 2.6m

Gatwick Airport 6.8m

East Surrey Hospital 2.1m

SC: £80 pcm

To buy or not to buy...

RALPH JAMES



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