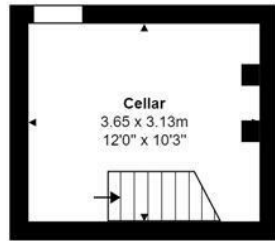


Priory Road
Reigate
Surrey
£350,000

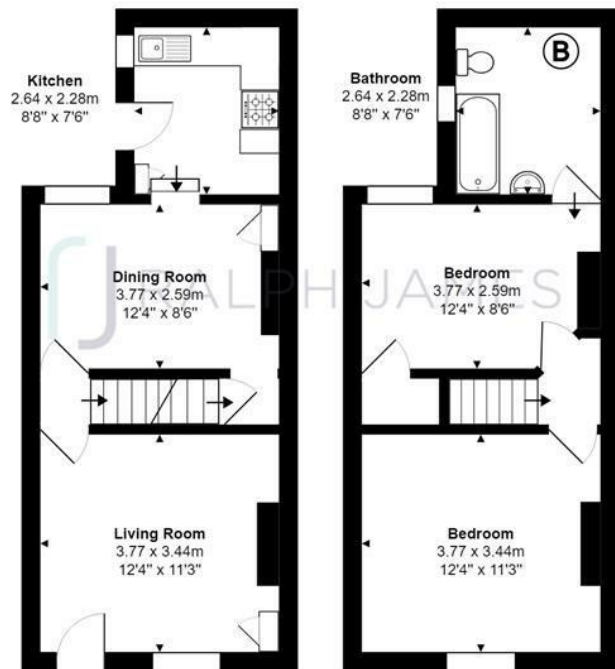


RALPH JAMES

FLOOR PLANS



Basement



Ground Floor

First Floor

Priory Road, Reigate

Total Area: 77.5 m² ... 834 ft²

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.
www.stillmoving.london © 2018

RALPH JAMES



IN A NUTSHELL



Private front & rear garden



Two double bedrooms



Two reception rooms & cellar



Family bathroom



Separate kitchen



Off road parking



WHAT'S GREAT?

This period property resides in a PRESTIGIOUS road, tucked away from the shops, yet still within EASY walking distance, as is Reigate Mainline Station. This would make a WONDERFUL home for professionals and families looking to update a property and make a home of their own.

Approached via a brown gate, the courtyard garden provides privacy behind a large tree. The front door leads into the living room, which has a beautiful period fireplace to be restored as a main feature and alcoves for shelving. Through to the dining room, this could be opened up to create a great entertaining space, with an under stair cupboard and another fireplace.

To the rear, the kitchen has been updated with white units and plenty of room for freestanding appliances. However, there is still room for creating your own design and potentially extending (STPP). Outside, the simple and easy to maintain patio area creates a great al-fresco dining area. There is cellar beneath the house, ideal for storage.

Upstairs, there are two double bedrooms and a family bathroom. All in all, this property is the perfect 'project property' perhaps if you are looking for your first home, next project or something to add to your portfolio.

In a fantastic location, close to schools, shops and transport links, Reigate High Street is a short stroll away where you will find many independent shops and plenty of delicious restaurants, not forgetting the beautiful priory park to enjoy a dog walk in. There is an Everyman cinema for the latest movies and easy access up to the M25. Redhill station also provide great links to London, Gatwick and Brighton.



Thomas likes it
because....

"There lovely period home is ideal for either professionals and first time buyers looking to make their mark on potentially their first property, it could also suit young families because of the area, in a great location so close to Reigate for schools, shops and transport links. "

SELLER'S SECRET

"This beautiful cottage was part of the Old Bakery in Priory Road which was established in 1876 by a distant relation.

It is now time for someone to give this lovely building some tender loving care and bring this cottage back to it's former glory."

CLOSE TO HOME

Reigate Bell Street 0.9m

Reigate Station 1.4m

Sandcross School 0.3m

The Daisy Chain 0.3m

Reigate School 0.9m

Reigate Grammar School 1.4m

Dovers Green School 1m

Redhill Station 2.5m

Gatwick Airport 6.9m

East Surrey Hospital 2.4m

To buy or not to buy...

RALPH JAMES



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