



31 Priory Road.
Reigate

Guide Price **£700,000**



31 Priory Road

Located in the heart of South Reigate, this beautifully extended four-bedroom Victorian semi-detached family home is a true gem in the desirable area. Stepping inside, the property offers a spacious interior designed to cater to the modern family's needs.

Upon entering, you are greeted by a separate lounge featuring a cosy gas fire, creating a welcoming ambience perfect for relaxation or entertainment. The open plan kitchen diner seamlessly flows into the conservatory, providing an ideal space for family meals or hosting guests.

This charming property has been extended into the loft to provide a luxurious master bedroom with an en-suite shower room, offering a private sanctuary for the homeowners. The additional three bedrooms cater to a growing family or provide ample space for guests.

Convenience is key with the inclusion of a utility room equipped with a shower and WC, ensuring practicality and ease of daily living. Furthermore, the property boasts a stunning home office that measures an impressive 25'3" x 8'3", offering a dedicated space for remote work or creative pursuits.

The larger than average rear garden, double width to the bottom half, provides a serene outdoor oasis for relaxation and recreation. Perfect for both children and pets to enjoy, the garden offers endless possibilities for outdoor living.

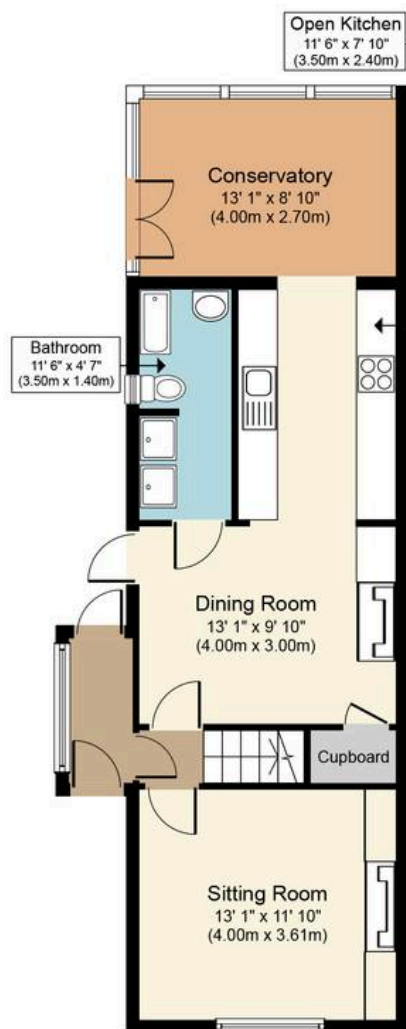
Situated within walking distance to the town centre and Priory Park, residents can enjoy the convenience of local amenities and recreational spaces at their doorstep. Additionally, the property is ideally located for prestigious educational institutions such as Reigate Senior School and Sandcross Primary School, making it an ideal choice for families seeking quality education for their children.

In summary, this charming four-bedroom semi-detached house in South Reigate is a testament to comfortable and stylish family living. With its thoughtful design, convenient location, and ample living spaces, this property awaits a fortunate new owner to call it their home.

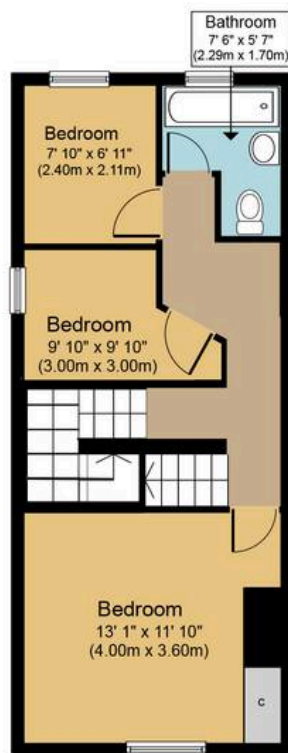
Council Tax band: D







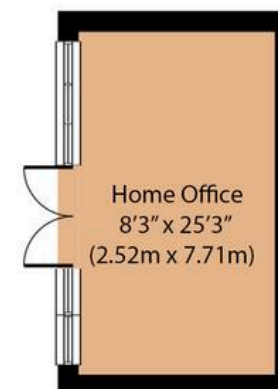
Ground Floor
Approximate Floor Area
614 sq. ft.
(57.0 sq. m.)



First Floor
Approximate Floor Area
437 sq. ft.
(40.7 sq. m.)



Second Floor
Approximate Floor Area
248 sq. ft.
(23.0 sq. m.)



Summer House
Approximate Floor Area
209 sq. ft.
(19.4 sq.m.)

Priory Road, RH2
Approx. Gross Internal Floor Area 1506 sq. ft. / 140 sq. m.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.