



**35 Priory Road, Reigate**

Reigate

Guide Price **£950,000**



# 35 Priory Road

Reigate, Reigate

Set in a popular residential road in "Old South Reigate" just a 5 minute walk to Priory Park and nearby schools, the beautiful character double fronted house is presented in excellent condition throughout. With four bedrooms, two bathrooms, three reception rooms, a well appointed kitchen, a cloakroom and utility room.

Furthermore, this property also boasts a garage with parking for 2 cars. A workshop at the rear of the garage is an added bonus for those who enjoy tinkering or need additional storage space. With the combination of the spacious garden and practical amenities, this property truly offers the best of both worlds, perfect for those seeking a peaceful retreat whilst still being within easy reach of local amenities and transport links.

Overall, this beautiful detached house with its charming character features and excellent condition is a rare find in today's market. With its spacious rooms and ample indoor and outdoor space, this property is sure to impress and should not be missed. Arrange a viewing today and see all that this wonderful home has to offer.

Council Tax band: E

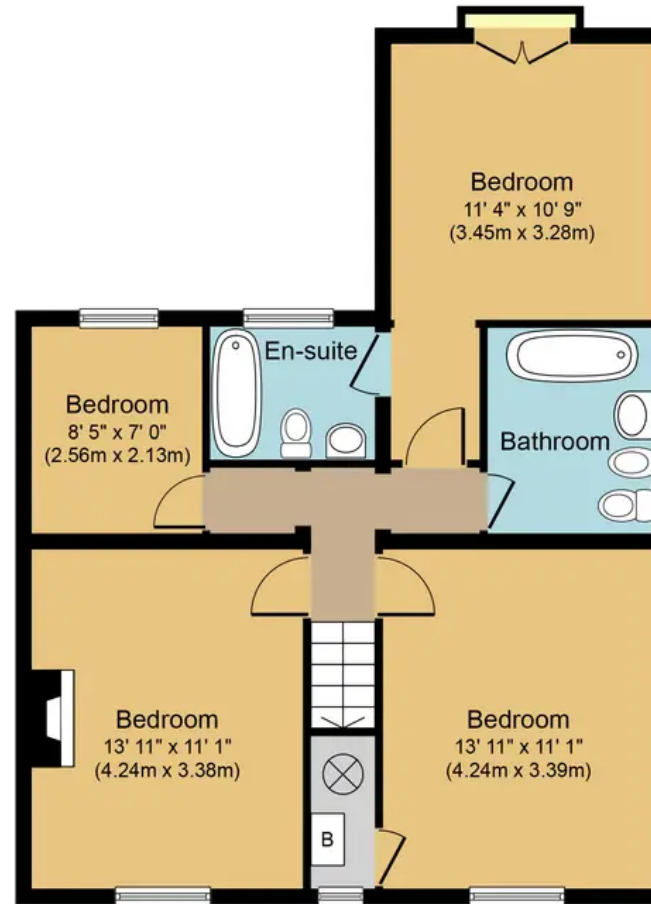
Tenure: Freehold



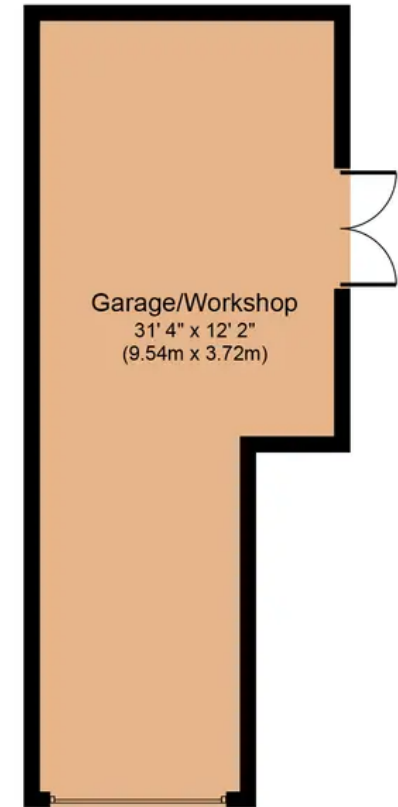




**Ground Floor**  
Approximate Floor Area  
**764 sq.ft.**  
(70.9 sq.m.)



**First Floor**  
Approximate Floor Area  
**713 sq.ft.**  
(66.2 sq.m.)



**Garage**  
Approximate Floor Area  
**325 sq.ft.**  
(30.2 sq.m.)

**Priory Road, RH2**  
**Approx. Gross Internal Floor Area 1,802 q.ft. (167.4 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.