



**30 Smoke Lane.**

Reigate

Guide Price **£1,000,000**





Presenting a remarkable opportunity to acquire a stunning 5 bedroom detached house, this extraordinary property is the epitome of luxury living. Set across four levels, this spacious family home boasts a myriad of features that cater to both comfort and style.

Upon entering, you are greeted by a generously sized lounge which seamlessly flows into a charming conservatory, flooding the space with natural light. The modern kitchen and utility room cater to the daily needs of a busy family, providing ample storage and workspace.

The master bedroom comes complete with an en-suite, offering a private sanctuary for relaxation. Additional accommodation includes four well-appointed bedrooms, a family bathroom, and a shower room/wc, ensuring ample space for family and guests.

The property is enhanced by solar panels that not only provide an approximate annual payment of £2500 but also offer free electricity throughout the year, subject to weather conditions. An integral garage with mezzanine storage, along with off-road parking for two cars, completes the practical amenities of this home.

Nestled in a quiet cul-de-sac in a sought-after location, this property is within walking distance of Reigate town centre, Priory Park, and Earlswood Common. Moreover, it is conveniently situated near esteemed educational institutions such as Reigate Grammar, Dunottar, Reigate School, and Reigate Priory. The highlight of this residence is its expansive rear garden, boasting panoramic views and a sense of tranquillity. With terraced areas ideal for entertaining, lush greenery, and picturesque vistas including St Mary's Church and Reigate Hill, the outdoor space is a sanctuary for relaxation.

Council Tax band: F

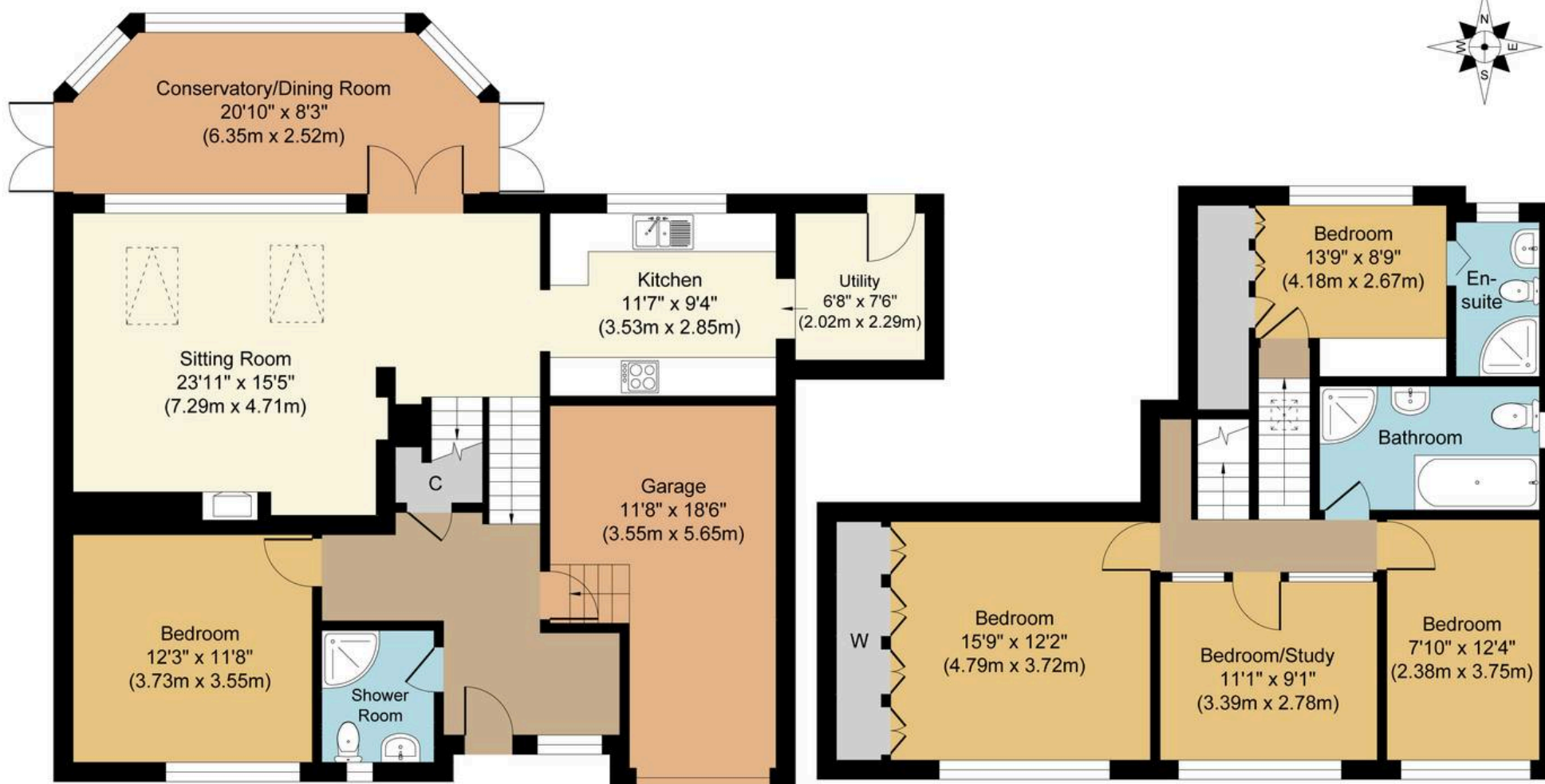
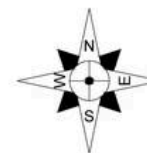
Tenure: Freehold











**Ground Floor**  
Approximate Floor Area  
1237 sq. ft  
(114.96 sq. m)

Smoke Lane, RH2

**First Floor**  
Approximate Floor Area  
728 sq. ft  
(67.64 sq. m)

**Approx. Gross Internal Floor Area 1,965 sq. ft. (182.60 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.