



**41 Wray Common Road, Reigate**  
Reigate

Guide Price **£500,000**





# 41 Wray Common Road

Reigate, Reigate

Nestled in an exceptional Reigate location within just a stones throw of the picturesque Wray Common and walking distance of Reigate town centre is this impressive Victorian conversion apartment benefitting from having been recently renovated to a high standard by the current owners installing double glazing throughout, rewired and added additional bespoke fitted wardrobes and storage units. The property has also been decorated elegantly blending modern taste with beautiful character features such as high ceilings with ornate rose, picture rails, working fireplace and multiple large bay windows. In all the property boasts nearly 1,200 sq. ft. of immaculately presented living space.

The apartment itself is situated on the first floor and accessed via the imposing communal entrance hall with wooden flooring, stained glass windows and wide staircase with solid oak banisters. Entering the apartment there is a hallway with storage cupboard leading to the centre piece living room with ample space for dining, a working open fireplace, beautiful character features and a large bay window which floods in natural light and offers beautiful elevated westerly views.

Council Tax band: C

Tenure: Share of Freehold



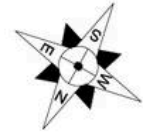












**Store**  
Approximate Floor Area  
24 sq. ft  
(2.2 sq. m)

**First Floor**  
Approximate Floor Area  
1127 sq. ft  
(102.5 sq. m)

**Garage**

**Wray Common Road, RH2**

**Approx. Gross Internal Floor Area 1127 sq. ft / 104.7 sq. m (Excluding Garage)**



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.

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