



**13 Wrayfield Avenue.**

Reigate

Guide Price **£950,000**



# 13 Wrayfield Avenue

This exceptionally well-presented three-bedroom bungalow is situated in the sought-after area of Reigate, offering an enviable location at the end of a quiet cul-de-sac with easy access to local amenities and excellent transport links. The property itself boasts spacious and versatile living spaces, providing an ideal home for families or those looking to downsize.

Upon entering the bungalow, you are greeted with a welcoming hallway that leads to a bright and airy living room, perfect for relaxing and entertaining guests. The adjacent kitchen is equipped with modern appliances, ample storage space, and a convenient breakfast bar for casual dining. Furthermore, there is a utility room, offering additional storage and practicality.

The accommodation comprises three generously proportioned bedrooms, providing plenty of room for sleep, study, or storage. The well-appointed family bathroom features a walk in shower, and contemporary fixtures, ensuring a stylish and functional space.

Externally, this property offers a private and spacious outdoor area. The driveway provides ample parking space for multiple vehicles, while the garage offers convenient storage solutions and potential for transformation into a workshop or home office. The well-maintained garden is laid mainly to lawn, providing a tranquil space for outdoor activities and relaxation, with the potential to create a stunning outdoor oasis.

Council Tax band: F

Tenure: Freehold







**Wrayfield Avenue, RH2**  
**Approx. Gross Internal Floor Area 1,448 sq.ft. (134.5 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.

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