



21 Monks Walk, Reigate

Guide Price **£1,100,000**



21 Monks Walk

Reigate, Reigate

Set in a hugely popular cul-de-sac, just 3-5 minutes' walk to Reigate town centre and 5-7 minutes' walk to Reigate main line station, with current catchment for Holmesdale and Reigate Priory schools, this 1929 larger-than-average semi-detached house, retaining some period features, has been extended by the current owners to give more than 2,000 sq ft of accommodation.

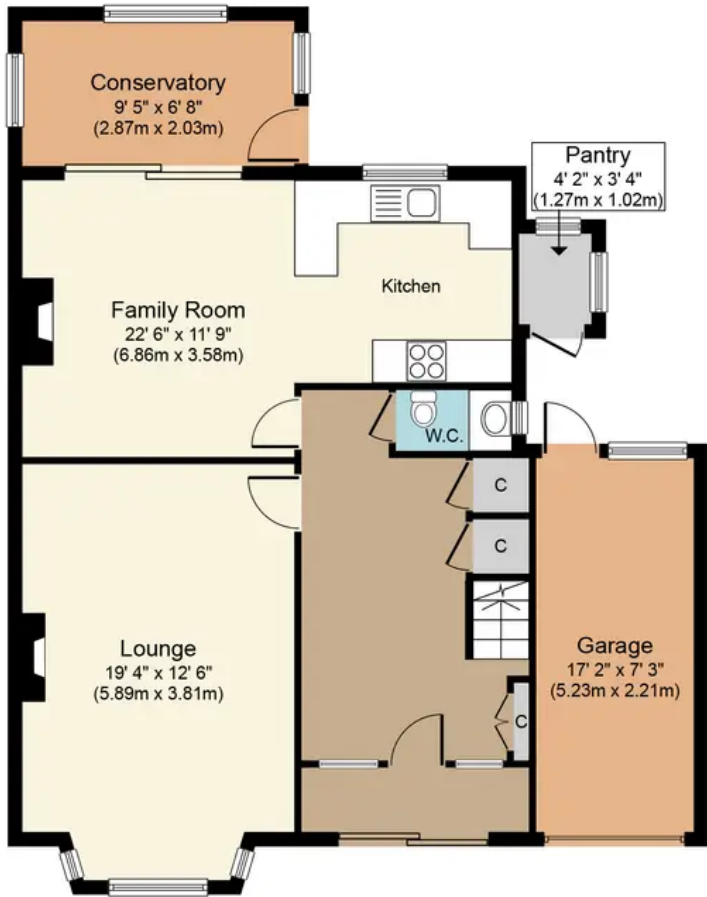
On the top floor is the main bedroom/master suite, with Juliet balcony and doors opening to views over St Mary's School playing fields and across to Priory Woods; plus a dressing area and ensuite shower/WC. There is also a separate double bedroom/study/nursery, with access to loft storage. On the first floor are three more double bedrooms, and a contemporary family bathroom. A spacious galleried landing overlooks and leads downstairs to a generous hallway, with separate WC, large 19' x 12' sitting room, featuring a Jetmaster woodburner/fireplace. There is an open plan kitchen and family/dining room and a conservatory. Outside to the front is off-street parking for 3 cars and a garage. To the rear is a south-facing garden with patio, pond, greenhouse and shed.

Council Tax band: E

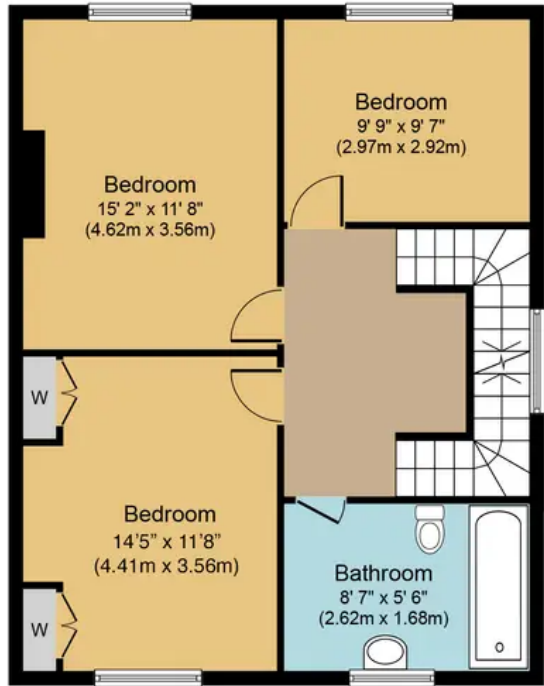
Tenure: Freehold



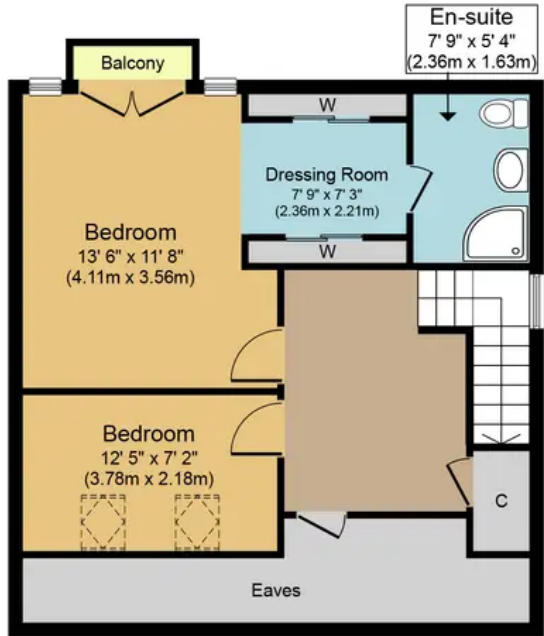




Ground Floor
Approximate Floor Area
861 sq. ft.
(80.0 sq. m.)



First Floor
Approximate Floor Area
697 sq. ft.
(64.8 sq. m.)



Second Floor
Approximate Floor Area
566 sq. ft.
(52.5 sq. m.)

Monks Walk, RH2
Approx. Gross Internal Floor Area 2124 sq. ft. / 197 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.