



34 Priory Road.

Reigate

Guide Price £715,000





## 34 Priory Road

Set in a lovely quiet residential Road in "Old South Reigate" a short 5 minute walk to Priory Park and 10-15 minutes walk to the town centre, this detached, double fronted Victorian house, is presented in good order throughout. Upstairs are three bedrooms and a family bathroom. Downstairs are three reception rooms, kitchen and wc. There is a decent sized cellar, which has scope for further conversion work. Outside is parking to the side for 3 cars and a lovely south/west facing rear garden.

Council Tax band: E

Tenure: Freehold

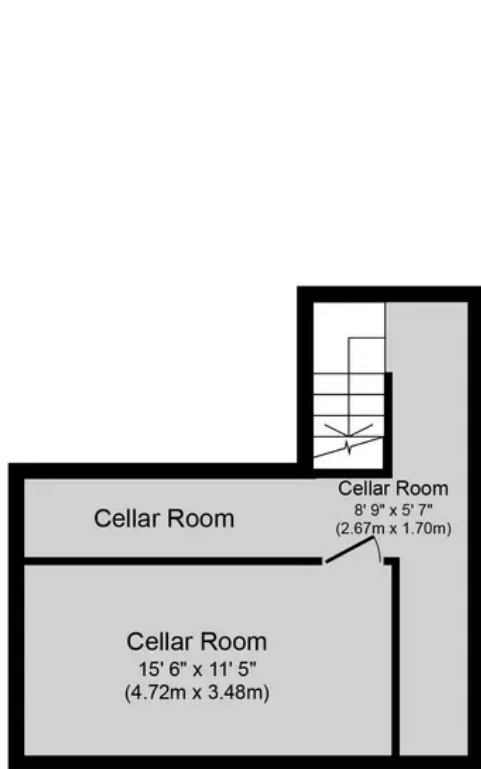
- Double fronted Victorian house, in prime residential Road.
- Lovely south/west facing rear garden
- Off street parking for several cars
- 3 reception rooms, one could easily double up as a fourth bedroom



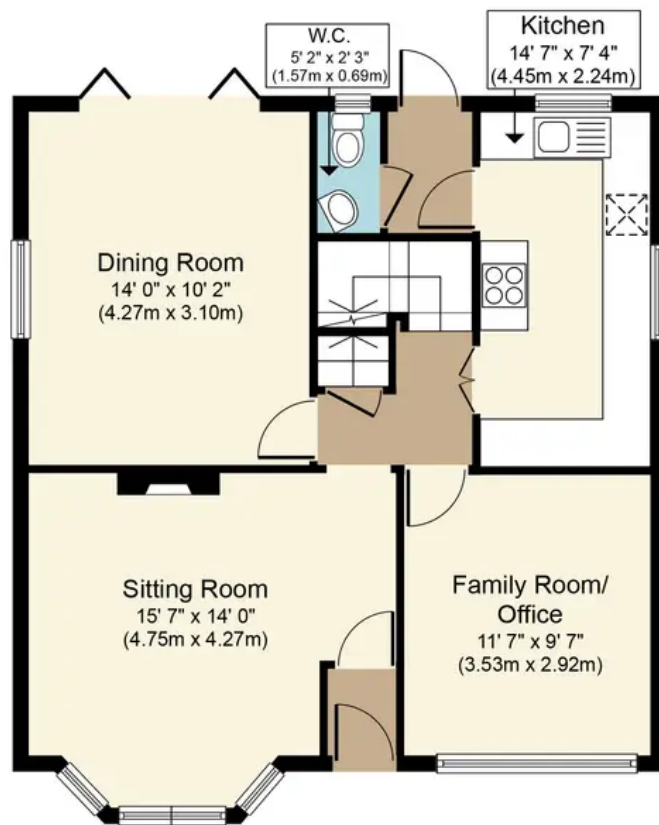




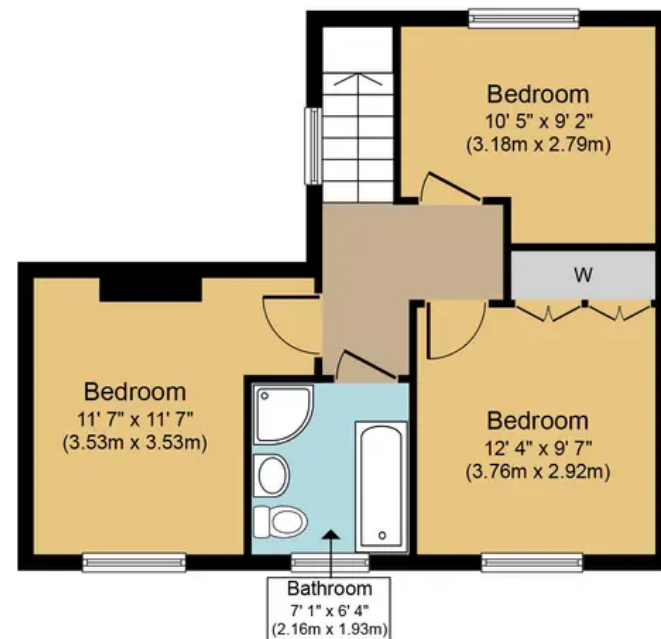




**Cellar**  
**Approximate Floor Area**  
**251 sq.ft.**  
**(23.3 sq.m.)**



**Ground Floor**  
**Approximate Floor Area**  
**696 sq.ft.**  
**(64.6 sq.m.)**



**First Floor**  
**Approximate Floor Area**  
**435 sq.ft.**  
**(40.4 sq.m.)**

**Priory Road, RH2**

**Approx. Gross Internal Floor Area 1,382 sq.ft. (128.4 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.

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