



98 Nutley Lane, Reigate

Guide Price £725,000



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Located in the heart of Nutley Village, this property provides the perfect combination of suburban living and convenient access to amenities. The proximity to Reigate Town Centre and the train station, approximately 5-7 minutes away, ensures excellent transport connections and easy access to a wide range of shops, restaurants, and leisure facilities.

With a beautiful large rear garden, there is ample space for children to play or for hosting gatherings with friends and family. The well-maintained garden is a tranquil oasis, surrounded by lush greenery and offering a peaceful escape from the hustle and bustle of city life.

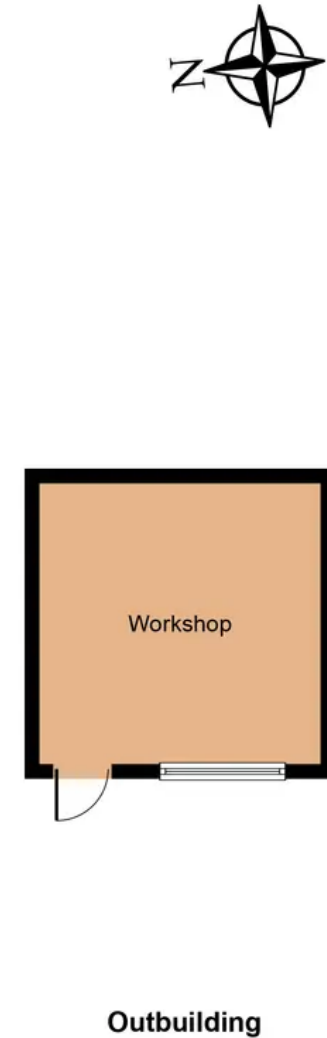
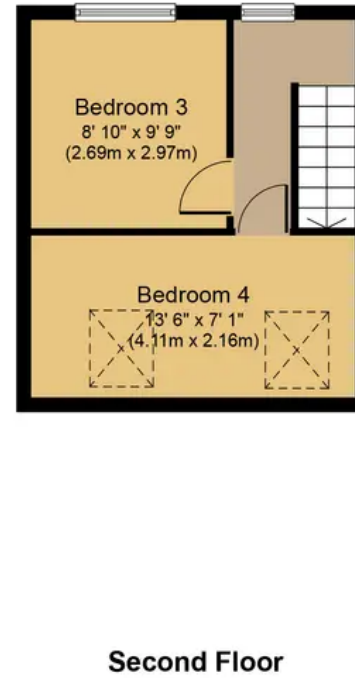
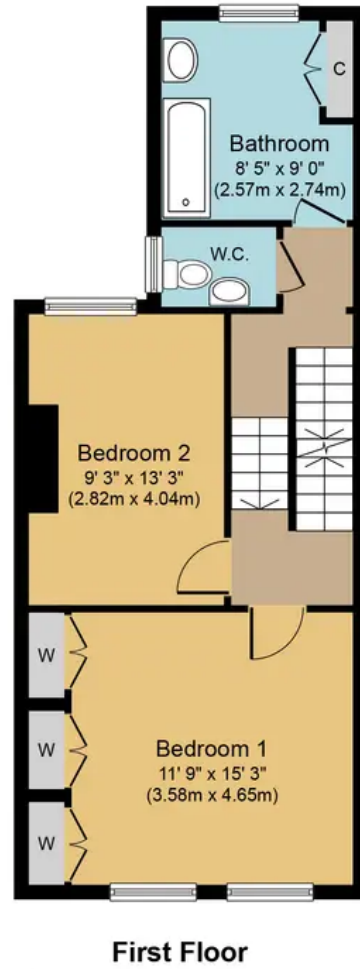
Additionally, the property benefits from a delightful front garden area, providing a warm welcome every time you arrive home. This charming outside space offers the opportunity for those with a green thumb to create their own personal haven, with the potential for stunning floral displays or a well-manicured lawn.

Overall, this property offers not only a spacious, well-presented interior but also a generous and inviting outside space, providing a truly balanced and enjoyable living experience.

Council Tax band: D







Nutley Lane, RH2
Approx. Gross Internal Floor Area 1259 sq. ft (117 sq.m.) *excluding Outbuilding



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.