



6b Wraylands Drive, Reigate

Guide Price £1,750,000



halliwell
marks

6b Wraylands Drive

Reigate

The property offered for sale is a magnificent 5 bedroom detached house, impressively built in 2012 and measuring approximately 3,000 sq ft. Situated in a serene and exclusive cul-de-sac just off Wray Common, it exudes both elegance and tranquillity.

Upon entering the property, one is immediately struck by the attention to detail and the high-quality finishes throughout. The house boasts a generous layout, featuring 5 bedrooms, 4 bathrooms, and 3 reception rooms, offering plenty of space for the whole family to enjoy. With a thoughtful design that maximises natural light, the rooms are flooded with sunlight, creating a warm and inviting atmosphere.

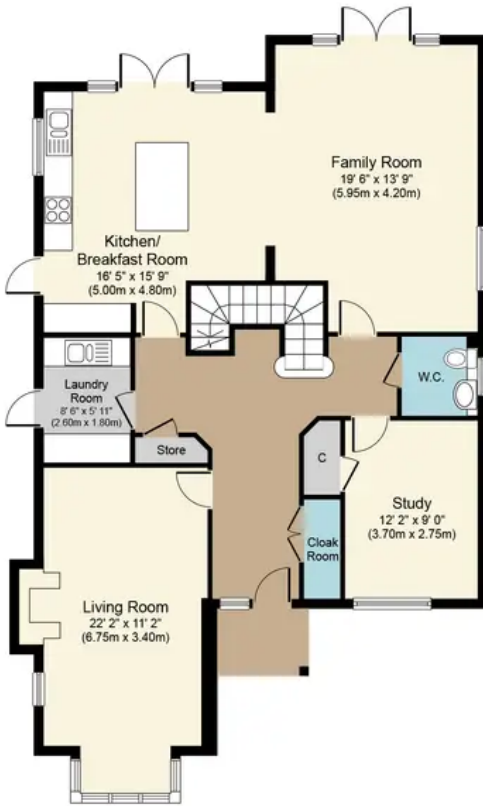
The property is presented in excellent order throughout, showcasing a modern and stylish interior that will appeal to even the most discerning buyer. The open plan kitchen and dining area is truly the heart of the home, perfect for entertaining guests or enjoying quality time with loved ones. The bedrooms are generously proportioned, providing a peaceful sanctuary to retreat to after a long day.

Council Tax band: G

Tenure: Freehold



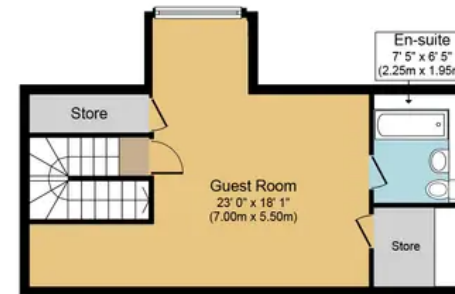




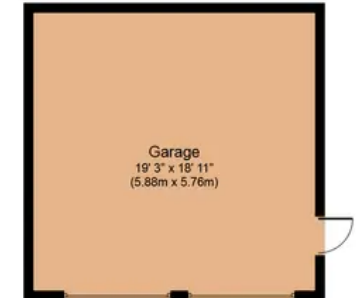
Ground Floor
Approximate Floor Area
1,231 sq. ft.
(114.4 sq. m.)



First Floor
Approximate Floor Area
1,047 sq. ft.
(97.2 sq. m.)



Second Floor
Approximate Floor Area
418 sq. ft.
(38.8 sq. m.)



Garage
Approximate Floor Area
362 sq. ft.
(33.6 sq. m.)

Wraylands Drive, RH2
Approx. Gross Internal Floor Area 3,029 sq. ft. (281.4 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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