97 Nutley Lane.

Reigate

Guide Price £700,000

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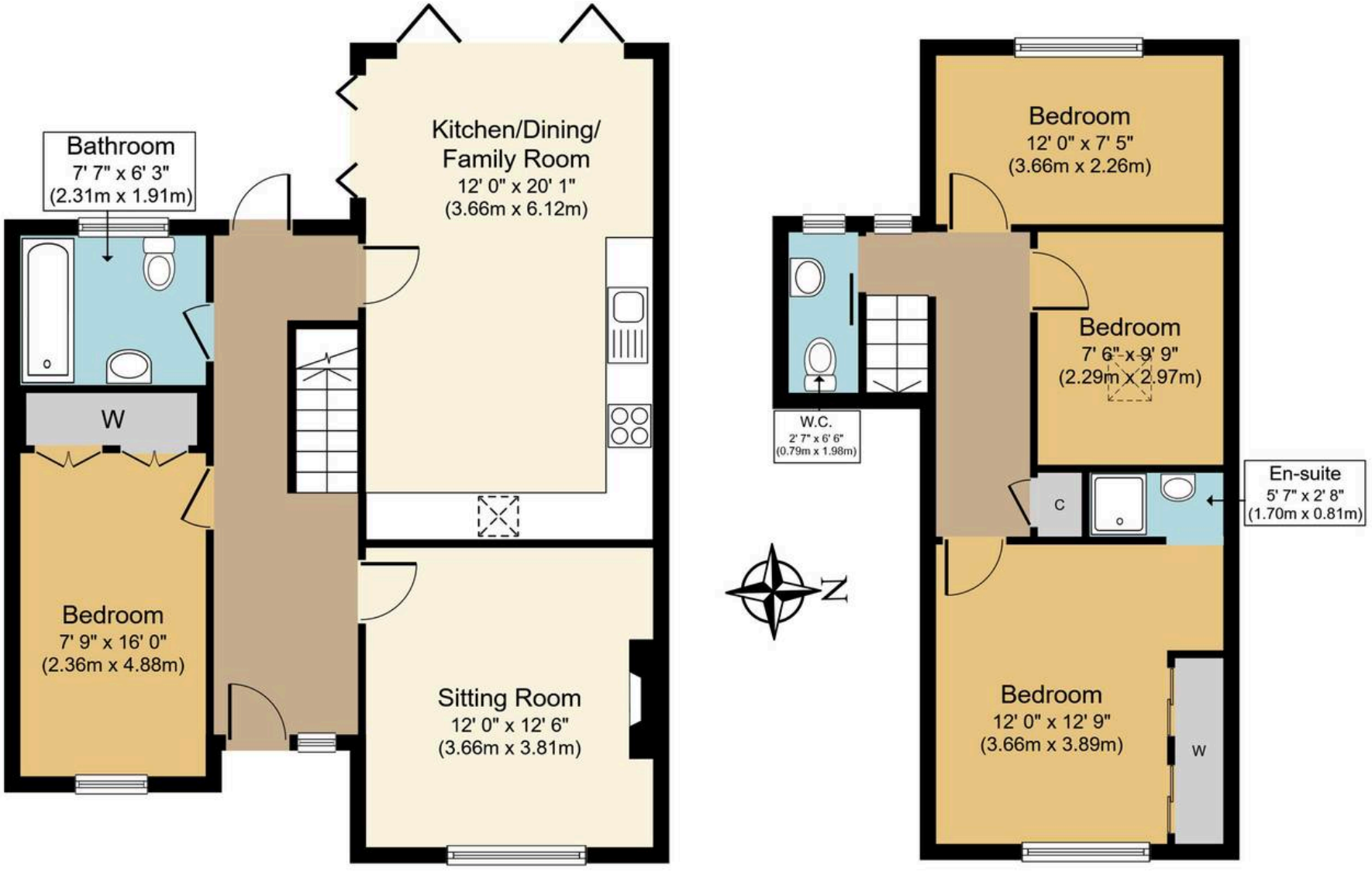
97 Nutley Lane

Impeccable 4-bedroom semi-detached house with outstanding character and charm, located in the heart of "Nutley Village," just a brief 5-7 minute stroll to the town centre and train station. The property boasts a flawless condition throughout, offering flexible accommodation with three bedrooms upstairs and a further bedroom and bathroom downstairs. Additionally, it features a further sitting room along with a spacious open-plan kitchen, dining and family room that serves as the heart of the home. The west-facing rear garden provides a pleasant outdoor retreat and offers a perfect space for alfresco dining and entertainment. With almost certain catchment inclusion for Holmesdale and Priory schools, this property truly epitomises convenient and comfortable living, ideal for families seeking a well-connected and peaceful residence within close proximity to essential amenities.

Outside, the property benefits from a charming garden area to the rear, providing a private and tranquil outdoor space for relaxation and recreation. The garden offers a retreat from the hustle and bustle, a perfect spot for enjoying the fresh air and beautiful surroundings. A wonderful opportunity awaits to make this delightful house your perfect home, offering a harmonious blend of modern living and traditional charm in an enviable location.

Council Tax band: D

Tenure: Freehold



Ground Floor
Approximate Floor Area
709 sq. ft.
(65.9 sq. m.)

First Floor
Approximate Floor Area
436 sq. ft.
(40.5 sq. m.)

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Nutley Lane, RH2

Approx. Gross Internal Floor Area 1,146 sq. ft. (106.4 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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