



49 Alma Road, Reigate

Guide Price £800,000



# 49 Alma Road

## Reigate

Nestled amidst the picturesque roads of North Reigate, this exceptional property presents a rare opportunity to own a charming 3-bedroom detached house that was once a coach house. Boasting a sought-after location within the Holmesdale school catchment area, residents will find themselves just a short 7-minute walk away from Reigate station, providing excellent transport links. A leisurely stroll of 10-15 minutes leads to the heart of Reigate town centre, where an array of boutiques, eateries, and amenities await. The property itself is in impeccable condition, promising comfortable living spaces and a warm ambience throughout. Adding to the allure, a generously sized garden is conveniently located approximately 50 yards from the house, providing a tranquil and spacious outdoor escape to enjoy.

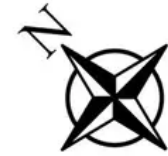
Council Tax band: F

Tenure: Freehold

- Converted former coach house in lovely North Reigate location
- Catchment for Holmesdale school
- 7 minute walk to Reigate station
- 10-15 minute walk to Reigate town centre
- Good condition throughout







**Ground Floor**  
**Approximate Floor Area**  
**788 sq. ft.**  
**(73.2 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**623 sq. ft.**  
**(57.9 sq. m.)**

**Alma Road, RH2**



**Approx. Gross Internal Floor Area 1,411 sq. ft. (131.1 sq. m.) (Excluding Bike Store)**

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.