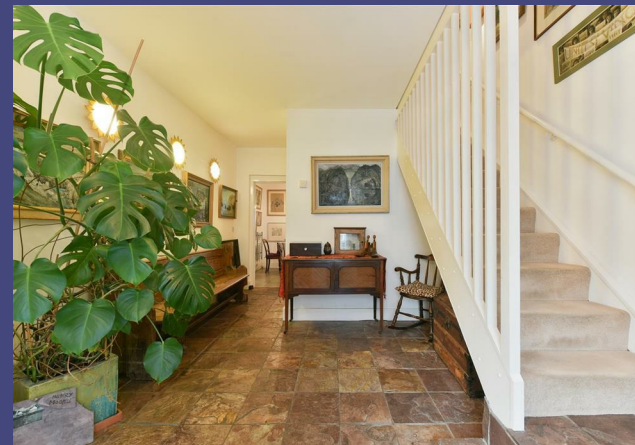


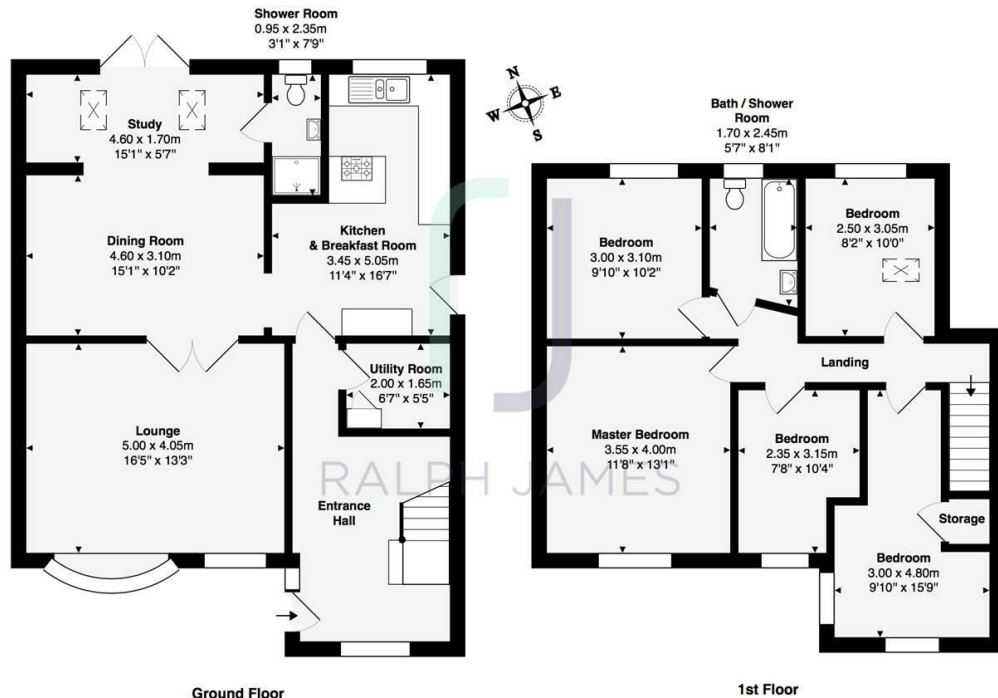
# Holmesdale Road Reigate Surrey

£650,000 - £750,000



RALPH JAMES

# FLOOR PLANS



Holmesdale Road, Reigate

Total Area: 145.3 m<sup>2</sup> ... 1564 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## IN A NUTSHELL



Landscaped rear garden



Five bedrooms



Three spacious reception rooms



2 Bathrooms



Modern kitchen/breakfast room



Off road parking





# WHAT'S GREAT?

PRICE GUIDE £650,000 - £700,000

This TRADITIONAL, DETACHED family home has been well lived in with a large family of six and as the years have gone on and the children have grown up, there are now some grandchildren too.

Its rustic, country theme adds character and charm with a modern twist. The large open hallway is welcoming and flows through to the sociable, modern fitted kitchen/ breakfast room, with sleek blue cupboards and space for a small table. This is attached to a spacious dining room with enough space to have a large dining table and chairs for the whole family to sit around and enjoy home cooked meals and where the children can do their homework whilst you cook!

There is a handy home office area off the dining room, but this is a versatile space and can be used for what ever suits your living needs. Dine al-fresco in the beautiful landscaped garden and enjoy the warmer months relaxing under the pergola.

The living room is filled with light from the bay window and the warm decorative colours give it a cosy feel the moment you step in the room.

Upstairs, there are five bedrooms, all of different sizes with a modern family bathroom. There is also a shower room on the ground floor, so there will be no squabbles in the mornings, and a very handy utility room to hide away all the washing and cleaning supplies!

Situated in a fantastic location with the station practically on your door step, plus some fantastic schools in the local area such as Holmesdale School, Reigate Priory School and access to the M25 what more could you ask for! Reigate is arguably one of the most popular towns people love to visit. It's beautiful and unique High Street shops keep up to date with the latest trends, a great array of restaurants and an Everyman cinema shows all the latest movies! Reigate Priory Park is the perfect place to be anytime of the year come rain or sun shine





Thomas likes it  
because....

"This home is filled with charm and character from top to bottom. There are not many front doors you can leave in the morning and be on the station platform in under 5 minutes. I'd also suggest popping to The Roe Deer for a spot of lunch after your viewing... the food is amazing and it is only round the corner!"

## SELLER'S SECRET

"We think our home's location is great, so close to Reigate station and in the catchment area for excellent schools like Holmesdale and Reigate Priory. It has always had everything we needed then; space for our four children, a good-sized garden, parking and close to the town centre.

Now our children are grown up, we need to downsize but we have such good memories of our time well spent here."

## CLOSE TO HOME

Reigate Train Station 0.2m

Reigate Town Centre 0.5m

Redhill Train Station 1.6m

The Roe Deer Pub 0.1m

Reigate Grammar School 0.5m

Dunottar School 1.1m

Reigate Pre School 20yds

Gatwick Airport 7.2m

Fit Hub Gym 0.7m

M25 access 1.7m

To buy or not to buy...

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