



13 CONISTON WAY, REIGATE, SURREY, RH2 0LN
£650,000

LOVELY DETACHED FAMILY HOME WITHIN EASY REACH OF WRAY COMMON SCHOOL AND EITHER REIGATE OR REDHILL TOWN.

This extended house offers great space and an interesting split level layout. Through the entrance hall there is a shower room and airing cupboard, past the inner door you have a wonderful open plan feel to the living space with a few steps up to the lounge which is dual aspect, has a vaulted ceiling and direct access to the garden, the dining area and kitchen are open plan with a side access door and double doors to the family room extension which overlooks the rear garden.

On the first floor there is a landing with a cupboard housing the warm air heating system. You have four bedrooms all with built in wardrobes and there is a newly installed bathroom.

Outside there is a driveway to the front which will accommodate a couple of cars in addition to the integral garage that has a remote operated door. A side access leads to you through to a wonderful mature garden that has planted beds, lawn and patio areas with hedged and fenced boundaries.

DIRECTIONS: From Redhill follow Station Road and at the roundabout take the third exit onto Linkfield Lane. After the left hand bend turn left onto Danehills. After the crossroads you enter into Coniston Way and the house is on the right hand side.

- FAMILY HOME
- LOUNGE
- FAMILY ROOM
- NEW BATHROOM
- DRIVEWAY
- EXTENDED
- KITCHEN/DINING ROOM
- FOUR BEDROOMS
- INTEGRAL GARAGE
- LOVELY GARDEN





ROOM DIMENSIONS:

ENTRANCE HALL

8'2 x 3'10 (2.49m x 1.17m)

SHOWER ROOM

8'7 x 4'9 (2.62m x 1.45m)

LOUNGE

21'4 x 11'8 (6.50m x 3.56m)

KITCHEN/DINING ROOM

21'4 x 19'0 (6.50m x 5.79m)

FAMILY ROOM

18'3 x 10'9 (5.56m x 3.28m)

BEDROOM ONE

12'0 x 11'6 (3.66m x 3.51m)

BEDROOM TWO

11'0 x 9'4 (3.35m x 2.84m)

BEDROOM THREE

12'0 x 7'7 (3.66m x 2.31m)

BEDROOM FOUR

9'4 x 7'3 (2.84m x 2.21m)

FAMILY BATHROOM

7'8 x 7'0 (2.34m x 2.13m)

WARM AIR HEATING

DOUBLE GLAZED WINDOWS

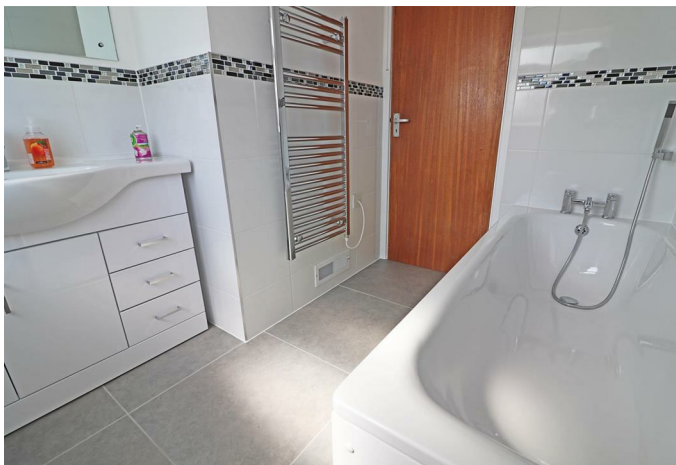
OFF ROAD PARKING FOR TWO CARS

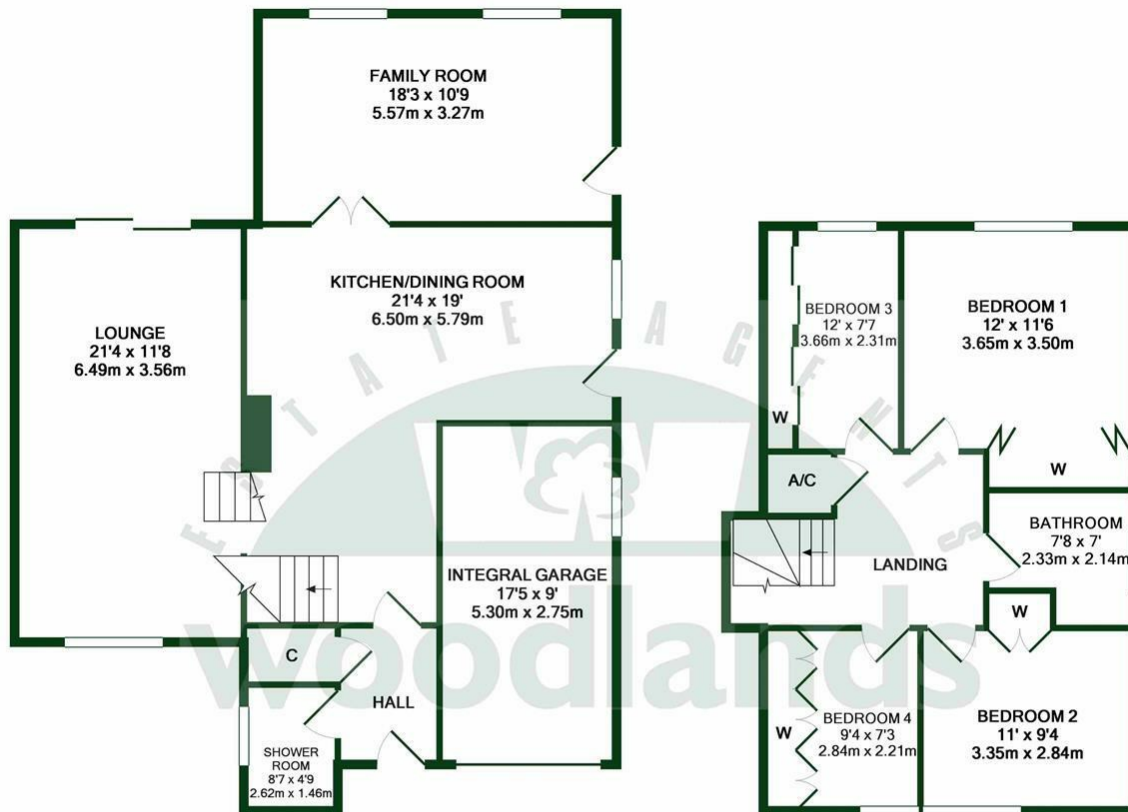
GARAGE

17'5 x 9'0 (5.31m x 2.74m)

REAR GARDEN

COUNCIL TAX BAND: G





GROUND FLOOR
APPROX. FLOOR AREA 973 SQ.FT. (90.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 577 SQ.FT. (53.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1550 SQ.FT. (144.0 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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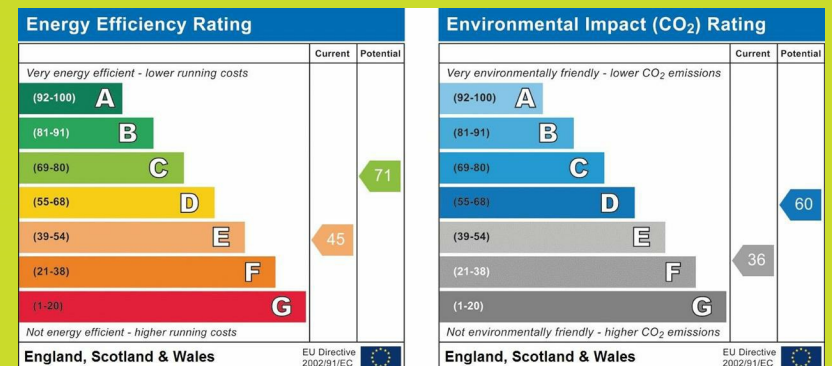
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