



WARRENNE WAY, REIGATE, SURREY RH2

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WARRENNE WAY, REIGATE, SURREY RH2

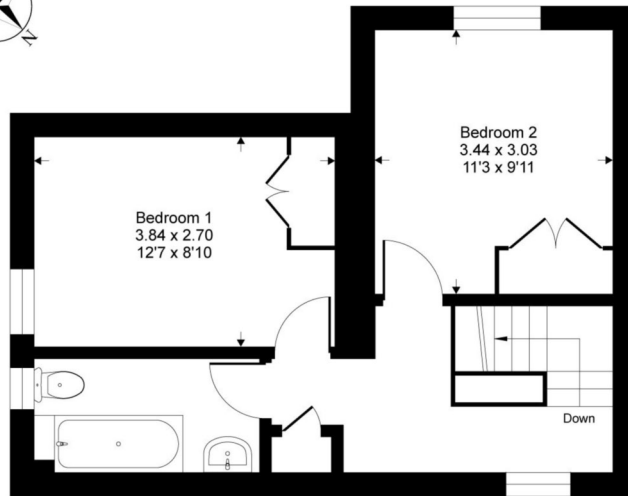


- Victorian, grade II listed, former school house
- 2 Double bedrooms
- French doors to courtyard garden
- Gated community
- Residents' parking
- Great location for Reigate town and train station

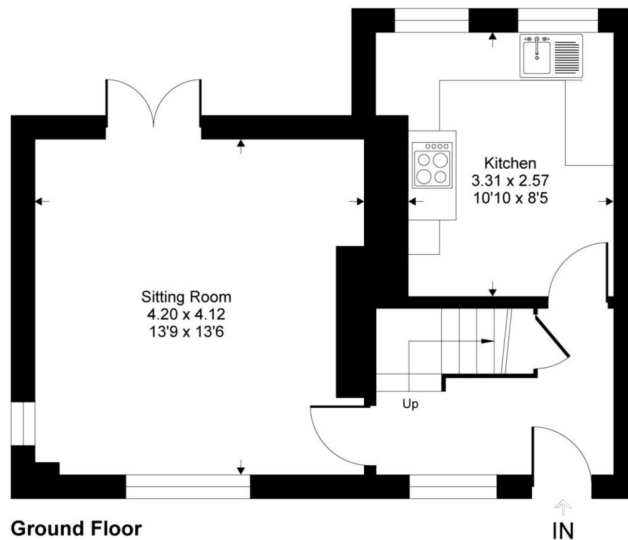
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Warrenne Way, RH2

Approximate Gross Internal Area = 70.2 sq m / 756 sq ft



First Floor



Ground Floor

Welcome to this elegant, Victorian, former school house conversion. Beautifully thought out and offering a perfect blend of period charm with modern comfort. Nestled within a private cul-de-sac, this home is part of a sought-after community with exclusive residents' parking, all just a stone's throw from Reigate Town Centre.

With arched windows and doorways, high ceilings, and period features throughout, this property is a rare find. Ideal for those looking for character and convenience, this 2 double bedroom home is in a prime location.

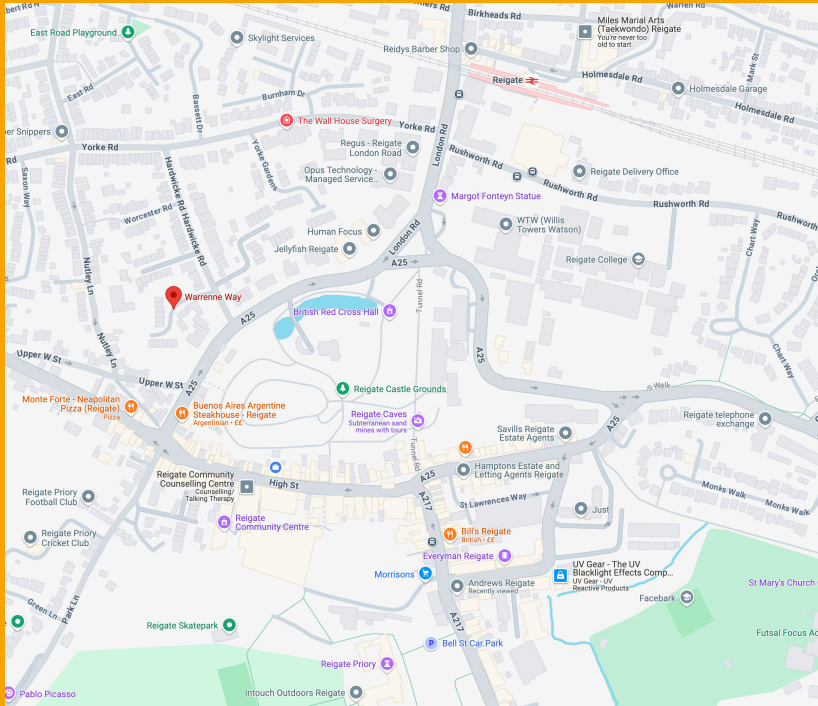
The refitted kitchen includes integrated NEFF oven, microwave and induction hob. The log burner in the lounge is a welcomed addition as the winter nights draw nearer. With both bedrooms of almost equal size, this property could suit a multitude of buyers to include professionals, couples, young families or downsizers. It would also make a great 'lock-up-and-leave'.

There is scope here to create more space by way of a loft conversion (stpp) which has been agreed in the past.

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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LOCATION

This lovely home is set within the very popular area of “Nutley Village” and is a stone’s throw from Reigate High Street. If you have a young family it is possible to walk in around 10 minutes. In the market town of Reigate there is an abundance of boutique shops, cafes and restaurants, as well as supermarkets such as Morrisons and M&S. If you fancy a trip to the flicks then the “Everyman” cinema will be of interest. Priory Park provides beautiful dog walks, a great central play area for kids and a central café.

ADDITIONAL INFORMATION

COUNCIL TAX BAND E
REIGATE AND BANSTEAD COUNCIL
£2,872.00 PER ANNUM



DID YOU LIKE WHAT YOU’VE JUST SEEN?

Get in touch. We are more than happy to arrange a viewing, assist you with the complicated paperwork and find you the best local businesses to help during and after your move. We look forward to hearing from you.

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