



CHART WAY, REIGATE, RH2

HOUND & PORTER

FIND A HOUSE. MAKE IT HOME

CHART WAY, REIGATE, RH2



- Five double bedrooms, three bathrooms
- Perfect location for excellent schools
- Fabulous newly fitted kitchen/breakfast room
- Ideally located for Reigate High Street
- Large double garage
- Private driveway for four cars
- Private rear garden
- Dining room and Family room
- Large triple aspect living room
- Sympathetically designed conservatory

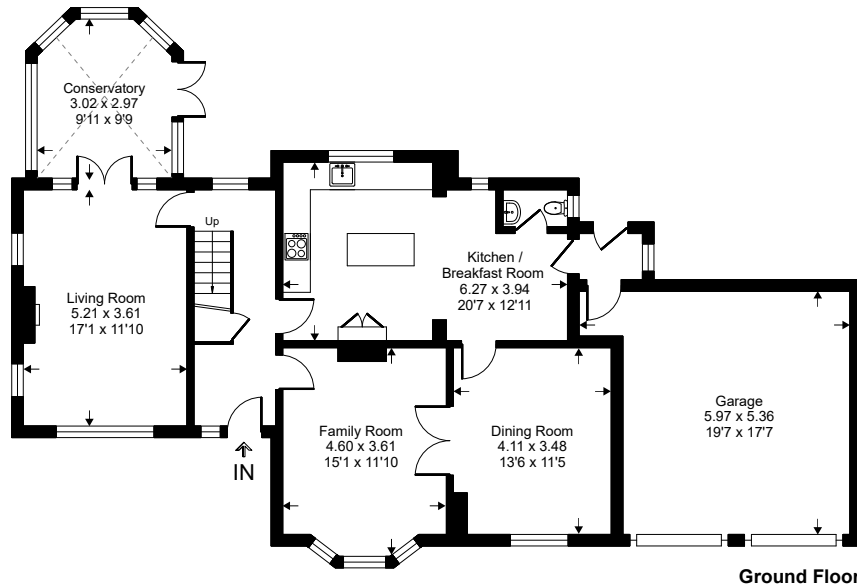
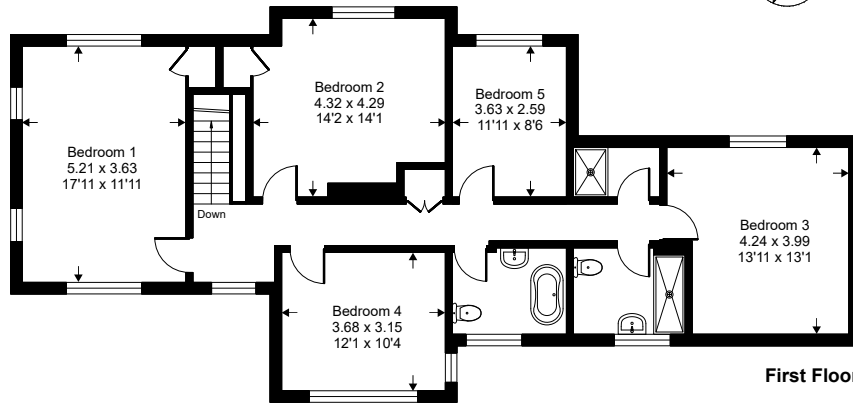
# CHART WAY, REIGATE, RH2

## Chartway, RH2

Approximate Gross Internal Area = 198 sq m / 2135 sq ft

Approximate Garage Internal Area = 28 sq m / 299 sq ft

Approximate Total Internal Area = 226 sq m / 2434 sq ft

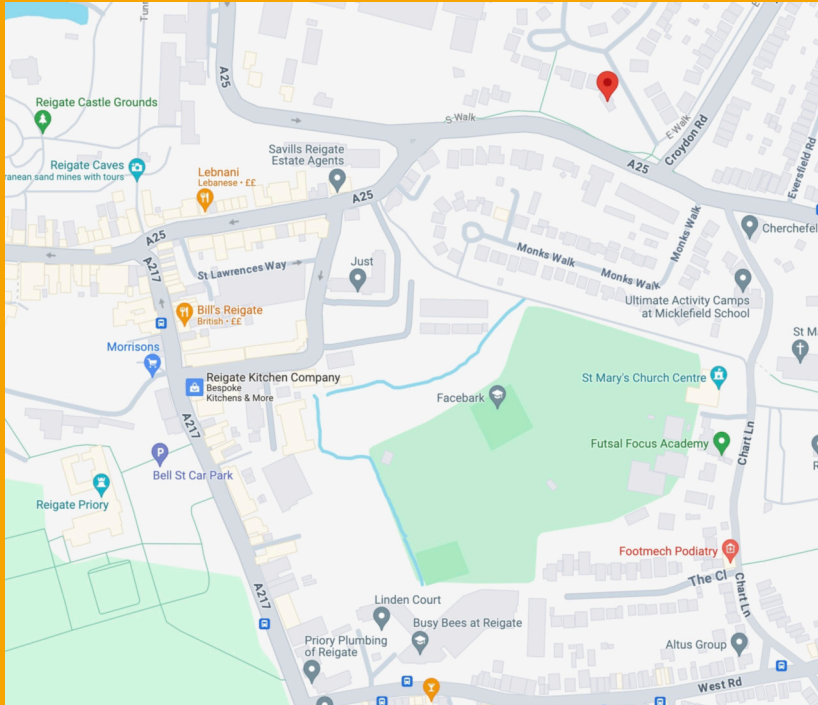


We are delighted to be able to offer this fabulous, five double bedroom detached mock Tudor home. This extensive period home offers really good size, flexible accommodation with still further scope to extend should you wish (STPP). Open the original solid Oak front door and step over the threshold into an excellent size reception hall where you get an overwhelming feeling of a warm family home. The kitchen/breakfast room is the true hub of this home with ample work surface for the budding chef, integrated appliances, a superb mobile monolith island, Amtico floor and a large double-glazed window that overlooks the rear garden. The dining room opens to a really good size family room.

The bright and airy, triple aspect living room has a feature fireplace and wooden French doors to an excellent conservatory. Off a spacious landing are five double bedrooms, a fitted family bathroom with rolltop bath and two recently fitted shower rooms. This delightful home has had a number of improvements over the past couple of years to include new kitchen, electrics, plumbing and new pressurized boiler system, new double-glazed windows to the front, amongst a host of other cosmetics. There is a very private sunny rear garden with two entertaining spaces, a really good size double garage and plenty of private parking.

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 only 0.3 of a mile to Reigate High Street, so if you have a young family, it is possible to walk there in under 5 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 food hall. If you fancy a trip to the flicks then the "Everyman" cinema will be of interest, and Priory Park provides beautiful dog walks, a great play area for kids and a central café. If you need to commute to London then Reigate Railway station is only 0.7 of a mile up the road, and the M25 can be accessed by a short drive up Reigate Hill.

### ADDITIONAL INFORMATION

#### DISTANCE TO STATIONS FROM PROPERTY BY ROAD

• 0.7 of a mile to Reigate Station • 1.6 miles to Redhill Station

Council tax band BAND G - £3,916 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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