



Conifer Close, Reigate, RH2

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## Conifer Close, Reigate, RH2

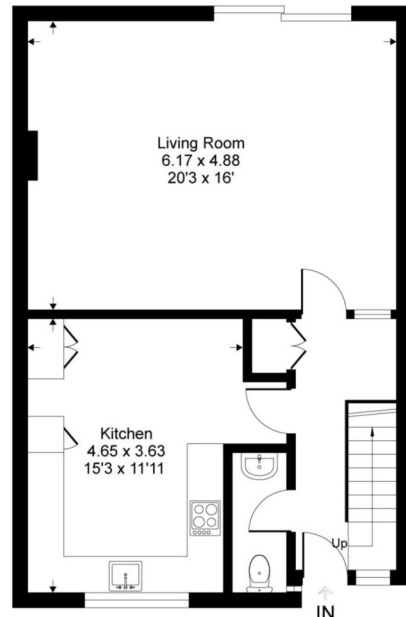


- Positioned within a private cul-de-sac
- No onward chain
- Walking distance to Reigate town/station
- Garage and parking on drive for two cars
- Open plan kitchen/diner
- Spacious rooms throughout

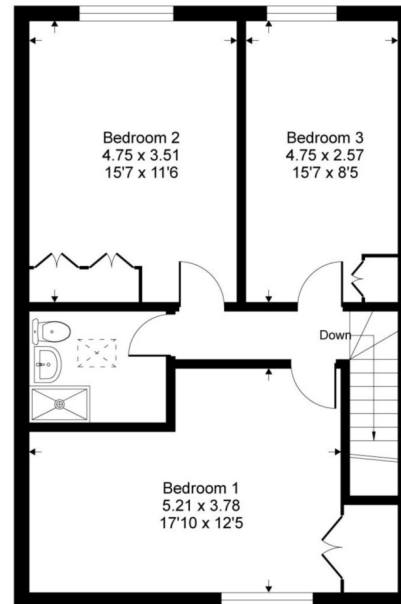
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### Conifer Close

Approximate Gross Internal Area = 119.4 sq m / 1286 sq ft



Ground Floor



First Floor

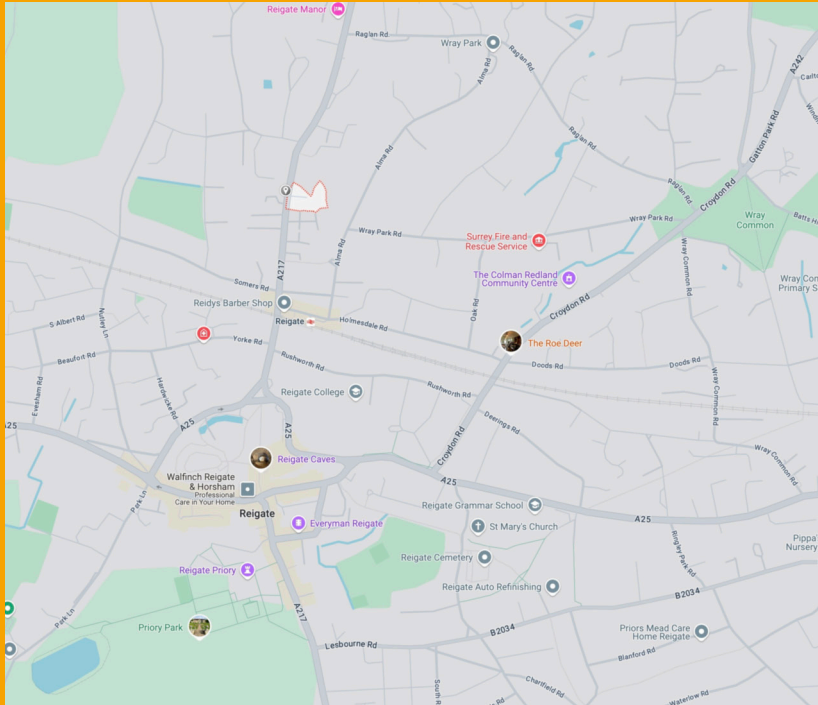
Situated in an enviable location, this home offers the perfect balance of tranquillity and convenience. Nestled in a private close, you can enjoy the peace and quiet while still benefiting from easy access to Reigate's bustling high street and train station, both just moments away. Highly regarded local schools are within walking distance, as are open green spaces, making this an ideal spot for families and nature lovers alike. Step inside, and the entrance hallway welcomes you with a practical space for coats and shoes, setting the tone for the thoughtful design throughout. To your left you'll find a downstairs w.c.

The open plan kitchen and dining room has been refitted in recent years and the space seamlessly merges, perfect for creating culinary delights. Straight ahead, leads into the generous sitting room. The neutral décor and abundance of natural light create a calm and inviting atmosphere. Upstairs, the three generously sized double bedrooms offer ample storage and provides plenty of space for all. Family bathroom completes this floor. The rear garden is a private, ideal for relaxing or entertaining. With a garage accessible from the garden, along with driveway parking for two cars.

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

Reigate is an incredibly popular town with its High Street being well known for its array of unique shops, eateries and of course, the beautiful Priory Park which is fantastic for strolling around the lake and lazing in the sun. If you enjoy a night out on the town, we would recommend heading into Reigate for a drink or two in one of the many pubs or wine bars.

### ADDITIONAL INFORMATION

Council tax band E, £2,859.20 PA

### 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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