



Hornbeam Road, Reigate, RH2

**HOUND & PORTER**  
FIND A HOUSE . MAKE IT HOME



## HORNBEAM ROAD, REIGATE, RH2

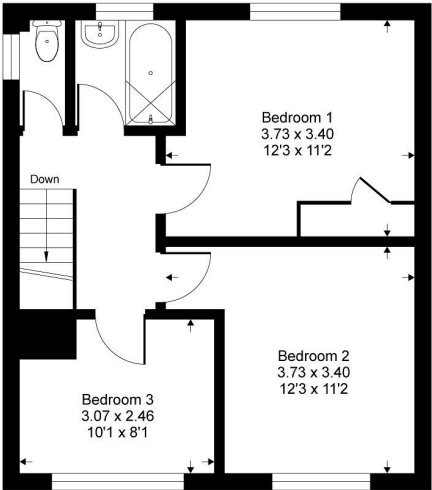


- Catchment for Reigate School.
- Walking distance from Reigate High Street.
- Driveway parking for two cars.
- Scope to update and modernise.
- No onward chain.
- Scope to extend , STPP.
- Located within close proximity to local parade of shops & open countryside.

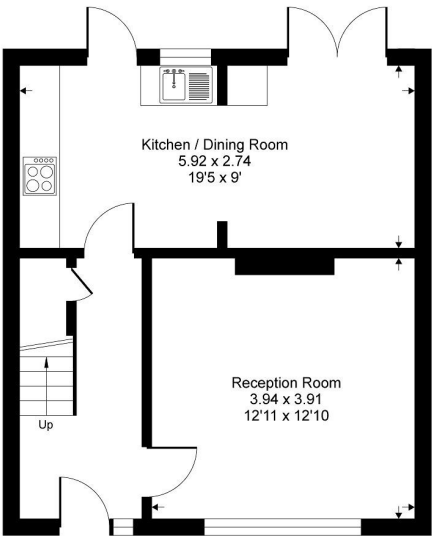
HORNBEAM ROAD, REIGATE, RH2

Hornbeam Road, RH2

Approximate Gross Internal Area = 80.4 sq m / 866 sq ft



First Floor



Ground Floor

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.  
Copyright Within Walls. 2025 - Produced for Hound and Porter

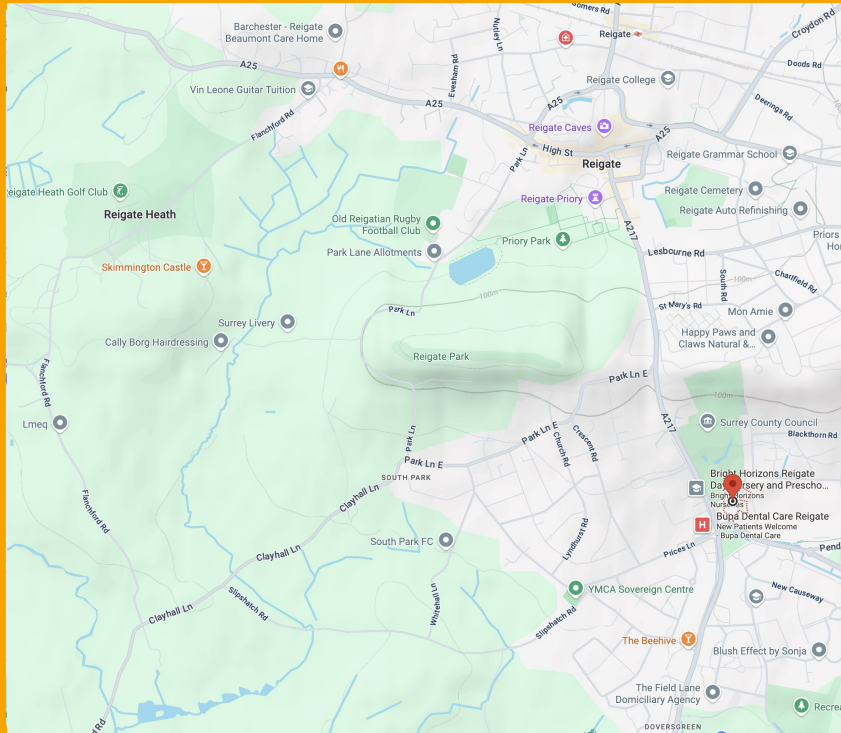
This larger-than-average three-bedroom semi-detached home is offered to the market with no forward chain, making it an ideal opportunity for those looking to move quickly.

The ground floor accommodation flows effortlessly, beginning with a welcoming porch that leads into a spacious through-living room—perfect for relaxing or entertaining, with plenty of space for the whole family to enjoy. The generously sized kitchen is well positioned, offering a degree of separation from the living area while still allowing you to stay connected with guests or family members.

Upstairs, the home continues to impress with a particularly spacious master bedroom, alongside two further well-proportioned bedrooms. A separate family bathroom and W.C. complete the first-floor layout, offering practicality for busy households. Outside, the rear garden offers fantastic potential for transformation. Whether you're looking to create a landscaped retreat, a children's play area, or an outdoor entertaining space, the generous plot gives you the freedom to bring your vision to life. A solid brick-built shed adds excellent storage and could easily serve as a workshop, studio, or hobby room. To the front, a private driveway provides convenient off-road parking for two vehicles.



## HORNBEAM ROAD, REIGATE, RH2



### LOCATION

The property is situated within a sought-after position, equidistant between the towns of Reigate and Redhill. Reigate High Street provides a comprehensive range of local shops and boutiques, plus an extensive selection of cafes, restaurants and coffee shops. Reigate Priory Park offers many acres of open parkland and excellent facilities including tennis courts, a skate park and The Pavilion café. For the walking and riding enthusiasts, The North Downs way and Reigate Heath offer miles of beautiful open countryside. Redhill offers a diverse selection of shops, boutiques and coffee shops within the main Belfry shopping centre. Redhill is also home to the Harlequin theatre, cinema and recreational facilities at Donyngs sports centre and swimming pool. The towns of Redhill and Reigate are particularly well served with state and independent schools for all ages. Popular local schools cater for all ages (3-18) and include St. Joseph's Primary School, Reigate Parish, Reigate St. Mary's Prep School, Micklefield, St Bedes, Reigate Secondary School, Dunottar, Reigate Grammar and Reigate College. Commuting to London from Reigate station takes around 40 minutes into London Bridge or Victoria. Earlswood and the larger mainline station at Redhill, are both within close proximity which offers direct routes into London Bridge and Victoria in about 30 minutes, along with routes to a variety of other destinations. The M25, Junction 8 is within easy access, with links to London and the wider motorway network. Gatwick Airport is around 8 miles distant whilst Heathrow Airport is within 30 miles.



### 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.

---

58 Castle Walk  
Reigate, Surrey  
RH2 9PX

01737 317880  
[hello@houndandporter.co.uk](mailto:hello@houndandporter.co.uk)