



CARLTON ROAD, REIGATE, SURREY RH2

HOUND & PORTER
FIND A HOUSE . MAKE IT HOME

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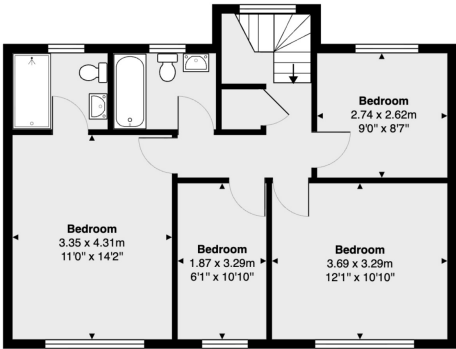
- Detached
- 4 Bedrooms
- Family bathroom, plus ensuite shower room
- Breathtaking kitchen / dining room
- German design, integrated Neff appliances
- Bora hob with cooktop extraction
- Stunning picture windows
- Versatile downstairs living accommodation
- Private and sunny garden
- Garage and private driveway, with EV charging

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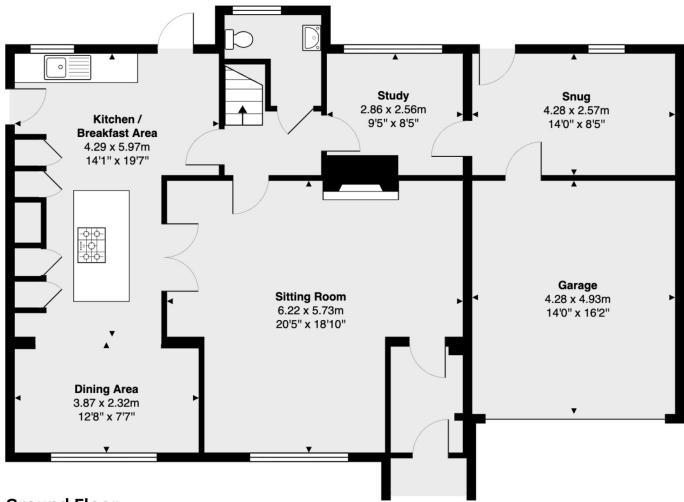


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Gross Internal Area:
1912 sqft / 178 m2
Including Garage



First Floor



Ground Floor

Disclaimer: This floor plan has been produced by Lock and Key Media. All measurements are approximate and no responsibility is taken for any errors. For illustration purposes only.



A beautifully presented 1960s detached family home, lovingly upgraded and thoughtfully modernised by the current owner, blending timeless character with contemporary living.

The love and attention put into this home is evident from the moment you approach the front door. The living room is bright, yet cosy, with gorgeous seating areas and a blend of traditional and Scandi features.

The glazed, interconnecting doors, lead seamlessly to the heart of this home....a breathtaking, dual aspect centrepiece of a kitchen dining room.

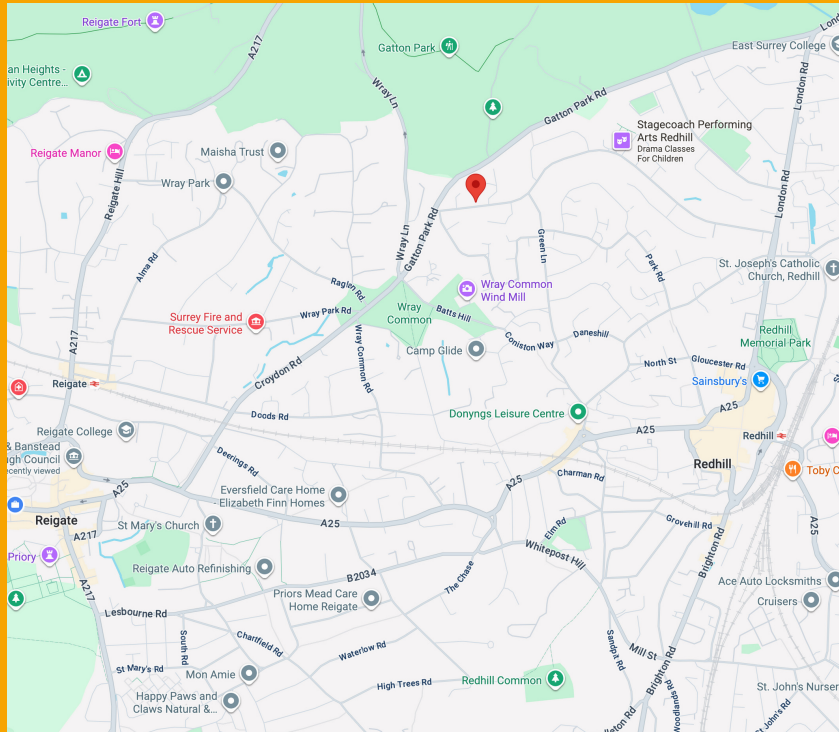
Exceptionally designed to include floor to ceiling cabinetry, Neff appliances, Bora hob, central island with breakfast bar, room for a large dining table (perfect for entertaining) and thoughtful lighting.

There are two further, versatile, reception rooms currently used as a study and a snug / cinema room. The generously sized garage is perfect for housing your pride and joy - whether that be a car or a multi-gym in this instance!

Upstairs are four great sized bedrooms, family bathroom and ensuite shower.

To the rear, a sunny and private garden, providing the perfect spot on the terrace for your morning coffee and a sunken patio to catch the last of the rays!

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LOCATION

This lovely home is located between Reigate and Redhill, with its excellent train links to London and the South Coast, within 600 meters of St Bede's secondary school, a stroll for Royal Alexandra and Albert School and a lovely walk to a number of Primary Schools.. Local amenities include Donyngs leisure centre, The Belfry shopping centre and The Light entertainment complex. A short drive takes you to the market town of Reigate brimming with boutique shops, cafes and restaurants, Priory Park offers lovely dog walks and a central children's play area is accompanied by a lovely little café.

TRANSPORT

Within easy reach of the, A25, M23, M25 and Gatwick Airport
A bus service providing access to Redhill, Reigate and north of the M25

DISTANCE TO STATIONS FROM PROPERTY BY ROAD

- 0.7 miles to Reigate Station
- 1.3 miles to Redhill Station

Reigate and Banstead Borough Council
Council Tax Band G
£4,099 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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