



Wrayfield Avenue, Reigate, RH2

HOUND & PORTER
FIND A HOUSE . MAKE IT HOME

WRAYFIELD AVENUE, REIGATE, RH2



- Within easy reach of Reigate town centre.
- Stunning views towards Reigate Hills from your garden.
- Perfectly positioned next to Wray Common & the historic Wray Common Windmill.
- Potential to extend (STPP).
- Garage plus parking for two.
- Quiet cul-de-sac.
- 1.3 Miles from Redhill Train Station.
- 0.7 Miles from Reigate Train Station.
- Close to Wray Common Primary school.
- Detached bungalow with no onward chain.

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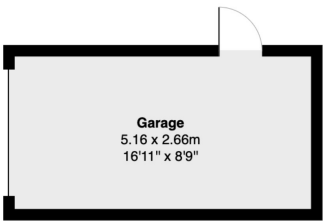


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Gross Internal Area:
1383 sqft / 129 m2
Including Garage



Ground Floor



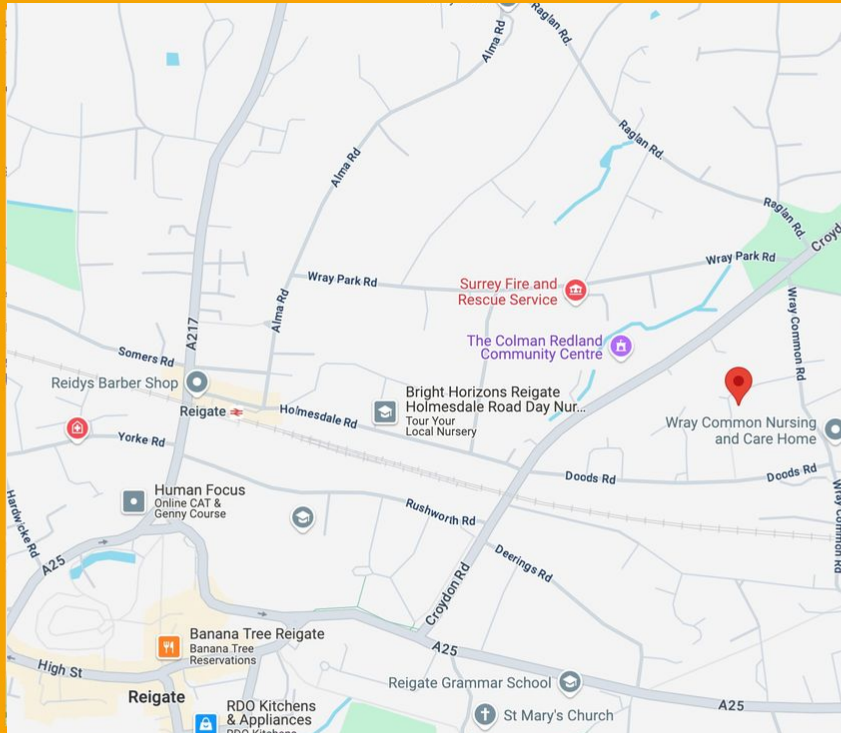
Set in one of Reigate's most desirable and peaceful cul-de-sacs, this unique home enjoys uninterrupted views towards the stunning Reigate Hill, offering a rare sense of space, privacy, and connection to nature that's hard to find so close to town. Wrayfield Avenue is a tranquil no-through road, known for its quiet charm and community feel. Despite its serenity, it's ideally positioned just minutes from Reigate town centre, with its array of shops, restaurants, excellent schools, and superb transport links. As you step inside, you're greeted by a generous and welcoming hallway that leads into a bright, spacious living room, filled with natural light and surrounded by greenery - a wonderfully private setting for relaxing or entertaining.

This bungalow features two generously sized double bedrooms, a third single bedroom and two bathrooms. The kitchen is well-equipped with ample storage and a breakfast bar, while a separate utility room adds extra practicality and space for laundry or additional storage. Set on a generous plot, the home benefits from a well maintained wrap-around garden, laid mainly to lawn and bordered with mature plants. A greenhouse and garden shed provide further storage. To the front, there's a private driveway with parking for two vehicles, and a garage. This is a rare opportunity to own a truly special home in one of Reigate's most sought-after settings.

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.



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LOCATION

Wrayfield Avenue is an idyllic spot and a quiet cul-de-sac with just twenty one houses. A short distance away, the historic Reigate High Street offers a charming blend of independent boutiques, acclaimed restaurants, and inviting cafés, all set against the backdrop of the town's rich heritage. With its blend of character, convenience, and a prime setting, this home offers an exceptional lifestyle in one of Surrey's most sought-after locations.

TRANSPORT

1.3 miles from Redhill station. Offering direct links into London - less than 30 minutes. 0.7 miles from Reigate station. Approx 30 minutes to Gatwick Airport.

Council tax band F, £3,537.14 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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