



Wraylands Drive Reigate RH2 0LG

[www.jamesdeanproperty.co.uk](http://www.jamesdeanproperty.co.uk)



**JAMES DEAN**  
ESTATE AGENTS

Impressive Victorian wing occupying the majority of this stunning property. A versatile living space for the modern family whilst retaining much of its original character and charm. Accessed via a private drive way leading into a secluded mature garden with double garage.

The accommodation consists of entrance hall, stunning refitted kitchen/breakfast room with integrated appliances, living room with beautiful stone fireplace and patio doors leading onto the garden, downstairs cloakroom. To the first floor there are two large double bedrooms, master with refitted en-suite shower and luxury refitted



bathroom with walk-in shower. On the second floor there is two/three further bedrooms and a study area.

Reigate town centre provides a comprehensive range of local shops and boutiques including Laura Ashley and M&S Simply Food. There are also a good number of restaurants, cafes, and coffee shops. Local restaurants include Pizza Express, Nandos and Bill's. Reigate also boasts a number of good schools, state and independent, for all ages. These include Dunottar, Reigate Grammar, Micklefield, Holmesdale, Reigate Priory and Reigate Secondary. Commuting to London from Reigate or Redhill station takes under 40 minutes into Victoria and London Bridge.

Please call JamesDean on 01737 242 331 for further information and to register your interest.

Unfurnished  
EPC: D

**£3,150**



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£3,150



## Move In Balance

On the day of move in you will be required to pay the remaining move in balance. This is as follows:

**First Months Rent:** £3,150

**Security Deposit:** £3,288

Any questions please call your local branch.

## Key information

**Viewing:** Strictly By Appointment

## Fees

Please see below for fees relating to this property.

## **Reservation Fee**

To secure a property through us you will be required to pay a reservation fee equal to one weeks rent. This takes the property off the market and starts the referencing process.



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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.