



19 West Road

Reigate

Guide Price £625,000





# 19 West Road

Situated in the popular Lesbourne Road area of Reigate, often fondly referred to as 'Lesbourne Village', this stunning two bedroom semi-detached house exudes character and charm, boasting a beautiful period cottage design.

Upon entering the property, you are greeted by two reception rooms offering ample space for relaxing and entertaining. The basement, equipped with a window, provides additional versatility to the living space and opens up possibilities for a variety of uses.

The modern kitchen and ground floor bathroom add a touch of contemporary elegance to the property, blending seamlessly with the traditional features of the cottage.

Ascending to the first floor, you will find two double bedrooms, with the master bedroom benefiting from an en-suite bathroom. The layout of the property has been thoughtfully designed to maximise comfort and convenience, with access to the loft room from bedroom two.

The rear garden, a generous size, offers a tranquil retreat from the hustle and bustle of daily life. An added bonus is the presence of a home office, providing a dedicated space for work or relaxation.

Lesbourne Road boasts a bustling community atmosphere, with a fantastic parade of independent shops such as Sea Salt, The Blue Cow butchers, and The Vineking, adding to the local charm. For those seeking to explore beyond the immediate surroundings, Reigate town centre is just a stone's throw away, offering a comprehensive range of local shops, boutiques, and high-end retailers. An array of dining options, from Côte to the Giggling Squid catering to every taste, ensuring a delightful culinary experience.

Council Tax band: D Tenure: Freehold

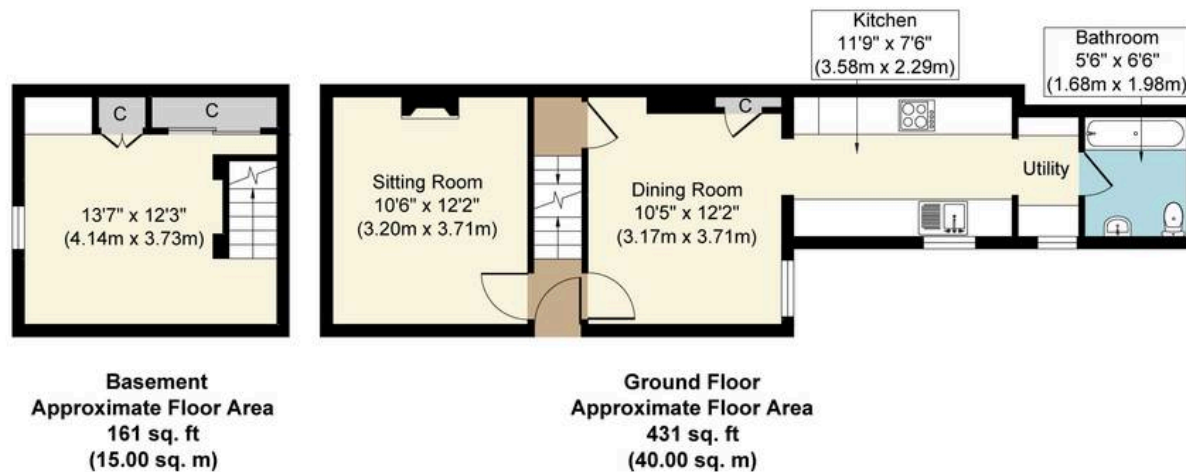
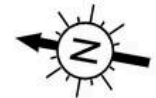
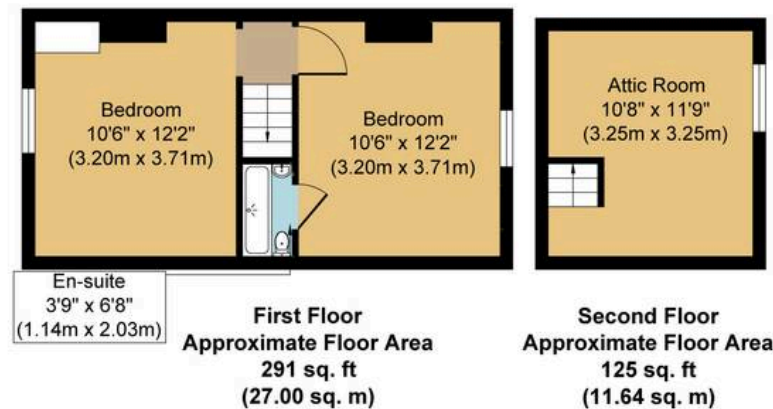
- Beautiful Period Cottage
- Two Reception rooms And A Basement With Window
- Modern Kitchen And Ground floor Bathroom











**West Road, RH2**  
**Approx. Gross Internal Floor Area 883 sq. ft / (82.00 sq. m)**  
**Approx. Attic And Outbuilding Internal Floor Area 181 sq. ft / (16.84 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.