

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

Albury Cottage, Bunce
Common Road, Dawes
Green
Reigate, RH2 8NP

A Modern recently completed
semi detached three bedroom
home in gated development in
the heart of Leigh village, within
easy reach of Reigate and
Dorking towns. Available July
2024 Unfurnished

£2,495 Per
Month



3



1



2



2



- Semi detached three bedroom cottage
- Open Plan living Space
- Primary bedroom with en-suite shower room
- Fully tiled family bathroom
- Off street parking for two cars
- Downstairs WC
- Fully fitted kitchen with appliances.
- Two further double bedrooms
- Rear garden laid mainly to lawn
- Available: Now



PROPERTY DESCRIPTION

The property is the left-hand side of a pair of spacious 3-bedroom semi-detached homes and has a landscaped rear patio and lawn plus private parking. Both homes are extremely attractive being part tile-hung traditional style and are set back from the road through a private gate. Each property has an air source heat pump to keep energy bills low and manageable.

The covered porch opens to the entrance hall where the cloakroom is to the right-hand side. You then proceed into a superb 21' open plan sitting/dining room with the fully fitted kitchen located to the rear. This room being so spacious is very flexible to create your own bespoke living space. There are double doors leading to the landscaped garden.

The kitchen includes Bosch fitted appliances including fridge/freezer, double oven, dishwasher and a useful breakfast bar to sit around. There is wet underfloor heating throughout the ground floor accommodation.

Upstairs are three double bedrooms with the main bedroom benefiting from a superb en-suite shower room. The family bathroom is very luxurious with porcelain tiling from floor to ceiling. There is a large freestanding roll top bath plus a separate all glass walk-in shower.

To the rear of the property there is a private garden with an attractive landscaped Bradstone patio with small steps up to the lawn. To the front of the property is a large parking area providing space for two cars per property and a Electric car charged installed. The property is supplied by Main electricity, water and sewage.

The property is available July 2024 as unfurnished
Council Tax Band E – Mole Valley Council









PROPERTY DESCRIPTION

Leigh village is located between the market towns of Reigate and Dorking and set in the surrounding localities of Dawes Green and Bunce Common amidst beautiful countryside offering excellent walking, cycling and horse riding opportunities. Leigh has a pretty village green, a play area for younger children and two lovely traditional country pubs.

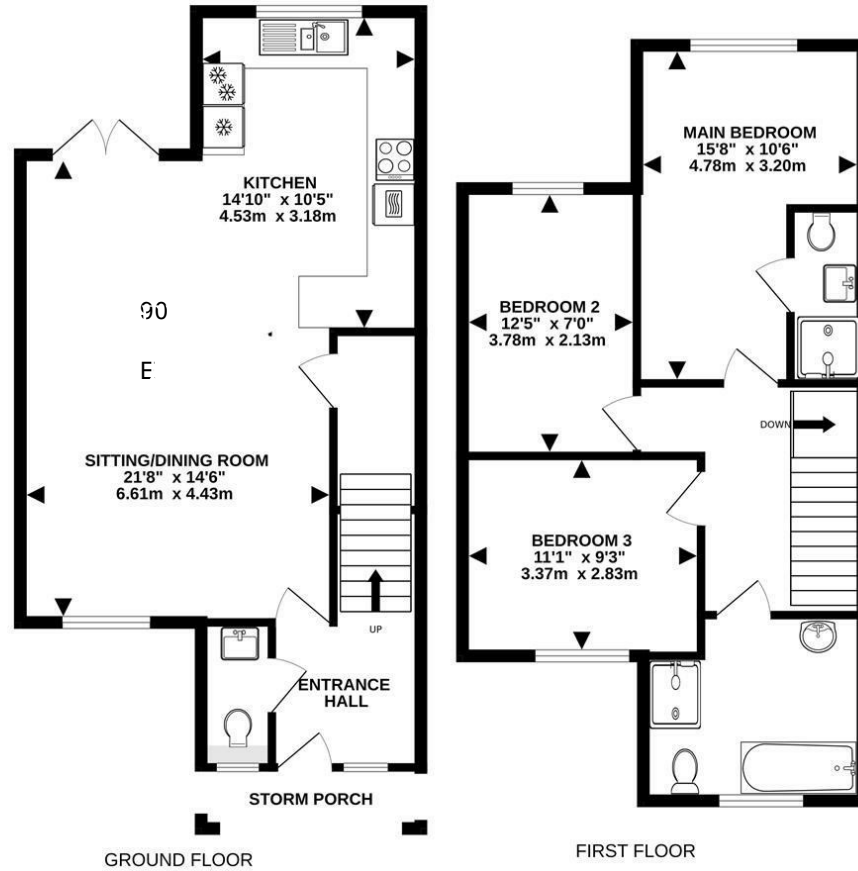
Reigate, nestled at the foot of the North Downs, is a historic, medieval market town with a wealth of amenities set amidst glorious countryside including local beauty spots such as Priory Park, Reigate Hill and Gatton Park stretching across the North Downs. The town centre has a village atmosphere and offers a vibrant mix of high street brands, independent local retailers and boutiques, and a superb selection of cafes, restaurants, bars and pubs plus a cinema. Reigate railway station provides services to London Bridge, London Victoria, Gatwick and Reading.

Dorking town has a similar feel to Reigate, and provides two train stations into London Waterloo, London Bridge and London Victoria.

There are numerous golf courses within the area including Walton Heath, Reigate Heath, Gatton Manor, Bletchingley, Reigate Hill, Dorking & Betchworth Park. Other sporting facilities include a choice of cricket, football, tennis, squash, rugby, croquet and bowls within the surrounding towns and villages.

There is excellent road access to Gatwick Airport and the M23 & M25 for the wider motorway network, London and the south coast.





Energy Efficiency Rating	
Current	Potential
90	100

A: 102 plus) Very energy efficient - lower running costs
 B: (81-91)
 C: (69-80)
 D: (55-68)
 E: (39-54)
 F: (21-38)
 G: (1-20) Mid energy efficient - higher running costs

England & Wales
 E.U. Directive 2002/91/EC

TOTAL FLOOR AREA: 1111 sq.ft. (103.2 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metroplex ©2023

Albury Cottage, Bunce Common Road,

If you would like to arrange a viewing, please call a member of the Kennedys lettings team on 01737 817718

EPC: B
 TENURE: Freehold
 COUNCIL: Mole Valley
 TAX BAND: E

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



01737 817718

kennedys-ipa.co.uk @kennedysipa info@kennedys-ipa.co.uk

48 Walton Street, Walton on the Hill,
KT20 7RT