

Kennedys'

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18, Howard Road
Reigate
RH2 7JE

Kennedys are delighted to offer to Let this two bedroom, 2 reception mid terraced Victorian house situated in this pretty residential road just minutes from Reigate town centre. The property is available End of September unfurnished. Pets considered and long term.

£1,850 Per Month



- Two bedroom mid-terrace Victorian cottage
- Short walk into Reigate town centre
- Pretty rear garden
- Upstairs bathroom
- Kitchen breakfast room
- Two reception rooms
- Character features
- Available End September
- EPC Rating: D
- Council Tax Band: D



PROPERTY DESCRIPTION

Property Description

This pretty mid terrace brick fronted Victorian cottage has a small front garden and pathway leading to the enclosed porch. Once inside the property comprises two well-proportioned reception rooms, both with feature fireplaces and a kitchen/breakfast room with appliances and downstairs WC. Whilst on the first floor there are two good sized double bedrooms, both with feature fireplaces, a family bathroom with separate shower and a further shower cubicle and hand basin serving the second bedroom. This delightful home offers a wealth of original features including the double-glazed sash windows to the front, original sash windows to the rear, four feature fireplaces and high ceilings adding to the sense of space and light.

The South easterly facing rear garden is accessed by double doors from the kitchen/breakfast room, perfect for al-fresco dining and social gatherings. The garden offers beds for flowers and vegetables as well as seating areas and a potting shed.

Property is available end September 2024 as Unfurnished. Pets are considered

Howard Road is situated approximately half a mile from Reigate High Street yet surrounded by local independent shops creating a real local community.

The town, as mentioned, provides a comprehensive range of shops and boutiques including amongst others Oliver Bonas, Jo Malone and Mint Velvet. There are also a good number of cafes and coffee shops including Costa and Cafe Nero. Local restaurants include Pizza Express, Bill's, Cote and Wagamama. Reigate Priory Park offers many acres of open parkland and excellent facilities including tennis courts, skate park and The Pavilion cafe.

The town is particularly well served with state and independent schools for all ages. There is good walking and riding in the local countryside, Reigate Heath and The North Downs Way. The area offers a wide range of sporting facilities including active rugby, cricket and tennis clubs. For golfers local courses include Reigate Heath, Reigate Hill, Betchworth Park, Walton Heath and the RAC at Epsom. Commuting to London from Reigate station takes around 45 minutes into London Bridge or Victoria. The larger mainline station at Redhill, is just over approximately one and a half miles away, which offers direct routes into London Bridge and Victoria in under 40 minutes, along with routes to a variety of other destinations. The M25, Junction 8 is accessed at the top of Reigate Hill with links to London and the wider motorway network. For the frequent air traveller Gatwick Airport is around 8 miles distant whilst Heathrow Airport is within 50 miles.

Material Information:

The property is supplied by Mains Water, Electric, Gas and Sewage.

Council Tax Band: D - Reigate and Banstead Council.

EPC Rating: D

Tenure: Freehold

Flood Risk: Low

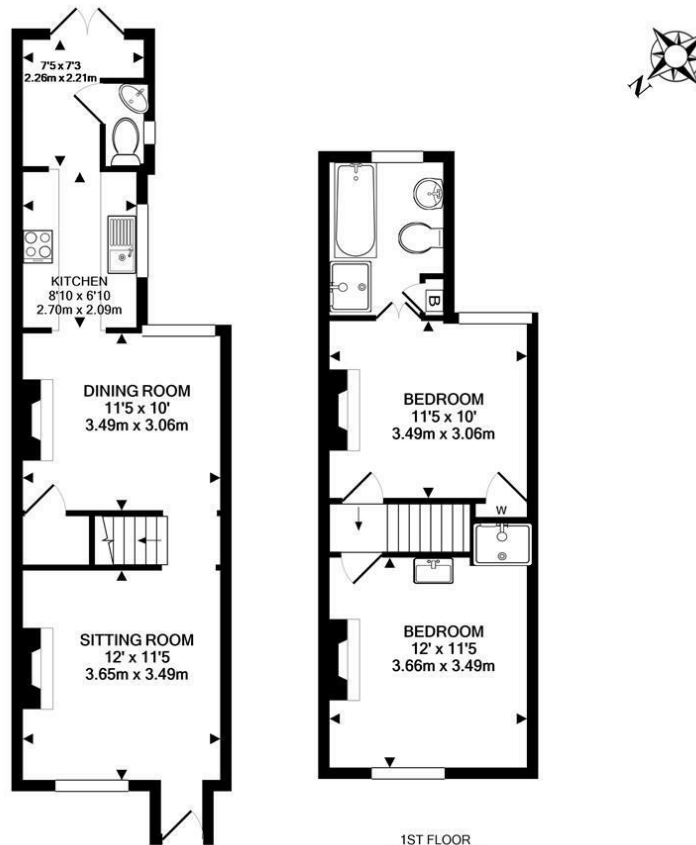
Broadband: Ultrafast

Mobile Phone Availability: Likely: O2 / Limited: EE, Three, Vodafone

Other Information: Ask the agent







GROUND FLOOR
APPROX. FLOOR
AREA 409 SQ.FT.
(38.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 347 SQ.FT.
(32.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 756 SQ.FT. (70.3 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
174 plus)	A		
(81-91)	B		80
(69-80)	C	62	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Mid energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

TENURE: Freehold
EPC RATING: D
COUNCIL: Reigate and
Banstead
TAX BAND: D

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.



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