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56 KINGSLEY GROVE, REIGATE, SURREY, RH2 8DX

£675,000

FREEHOLD

***** SPACIOUS 1930'S BUILT, SEMI DETACHED HOME WITH A 95FT GARDEN, OFF ROAD PARKING AND A SUPERB OUTBUILDING *****

Located in a quiet side street just around the corner for a great range of shops and popular local schools, this well presented, semi detached home offer excellent space, with a modern, open plan layout.

Through the front door there is an entrance hall with storage under the stairs, and a cloakroom. The living space has a bright lounge to the front with a bay window and a fireplace, to the rear there is a kitchen and dining area with innovative triple sliding/opening doors leading to the garden. On the first floor there is a landing, two double bedrooms, a study or 4th bedrooms, and a well appointed shower room. On the top floor you have a superb principal bedroom with an en-suite bathroom and some excellent southerly views.

Outside there is parking to the front for up to three cars, a side access leads through to a well established rear garden, which extends around 95ft and has a south westerly aspect. There are a number of seating areas with a landscaped garden in between. In addition, there is a large outbuilding located at the foot of the garden.

Nearby there is a parade of shops which includes a Co-op, a family butchers and bakers, as well as a selection of food outlets. You have bus connections to both Reigate and Redhill towns, Reigate's historic town centre being the closest, offering a great selection of boutique stores, bars and restaurants.

- SPACIOUS HOME
- OPEN PLAN LIVING SPACE
- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING
- COUNCIL TAX BAND: D
- QUIET LOCATION
- 95FT GARDEN
- TWO BATHROOMS
- SHOPS NEARBY
- EPC RATING: C





ROOM DIMENSIONS:

ENTRANCE HALL
13'3 x 5'8 (4.04m x 1.73m)

CLOAKROOM
6'8 x 2'7 (2.03m x 0.79m)

LOUNGE
12'11 x 12'2 (3.94m x 3.71m)

KITCHEN/DINING ROOM
21'7 x 18'3 (6.58m x 5.56m)

FIRST FLOOR LANDING

BEDROOM TWO
13'5 x 11'5 (4.09m x 3.48m)

BEDROOM THREE
12'6 x 11'2 (3.81m x 3.40m)

BEDROOM FOUR/STUDY
6'8 x 6'7 (2.03m x 2.01m)

SHOWER ROOM
8'1 x 7'11 (2.46m x 2.41m)

SECOND FLOOR LANDING

BEDROOM ONE
21'7 x 16'5 (6.58m x 5.00m)

ENSUITE BATHROOM
8'7 x 6'5 (2.62m x 1.96m)

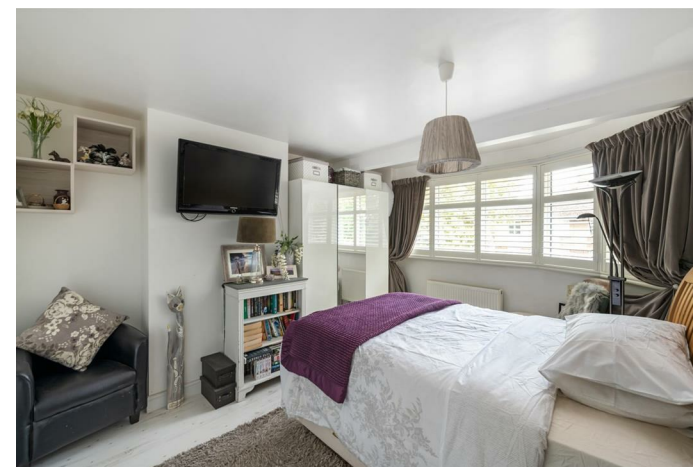
GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

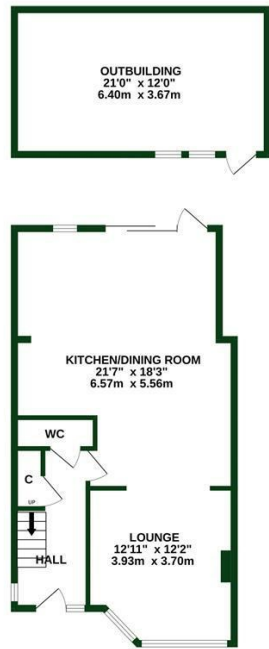
OFF ROAD PARKING FOR UP TO 3 CARS

REAR GARDEN

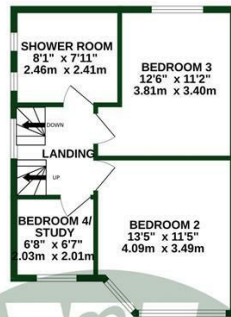
OUTBUILDING
21'0 x 12'0 (6.40m x 3.66m)



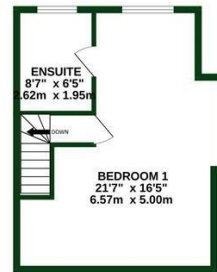
GROUND FLOOR
842 sq.ft. (78.2 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



2ND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



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TOTAL FLOOR AREA: 1630 sq.ft. (151.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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