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for sale  
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**15 NORTH ROAD, REIGATE, SURREY, RH2 8LY**  
**GUIDE PRICE £635,000**  
**FREEHOLD**

**\*\*\* FULLY REFURBISHED AND EXTENDED VICTORIAN HOME \*\*\***

Situated in the popular South Park area of Reigate, this delightful Victorian home has been extended & renovated to a high standard creating a wonderful family home. The location is ideal for local schools including the highly regarded Sandcross Primary & Reigate Secondary. It is also easily accessible to Reigate town centre and local amenities.

As you enter the property, the stylish design & thoughtful layout is immediately apparent. The hallway, with its turned staircase, has a recessed area for coats & shoes and leads on through to the 18ft dining/family room with its patio doors out to the garden. To the front of the property is the lounge/snug with its double glazed sash windows, which is a perfect space for cosy evenings in front of the TV. To the rear, accessed from the dining room, is the contemporary fitted kitchen with a roof lantern that floods the kitchen with natural light. The kitchen features Bosch integrated appliances and a ceramic Butler sink, as well as a handy breakfast bar. Also downstairs is the useful shower/utility room which is designed in a vintage style with a fitted shower enclosure, w.c. & basin, along with space for the washing machine & tumble dryer.

Upstairs on the 1st floor are three well proportioned bedrooms all with double glazed sash windows, and a family bathroom, which is again designed in a vintage style with a claw foot bath and raindrop shower overhead.

The attention to detail throughout the house makes it truly welcoming with other features including herringbone flooring throughout the downstairs & antique column style radiators.

Outside to the rear of the property is the south facing garden which extends to approximately 80ft with fenced borders, shrubs, lawned areas and a timber shed. There is a side access with gate to the front, where there is a driveway giving off road parking for 2 vehicles.

The house is available with no onward chain - call to view now

- FULLY REFURBISHED
- THREE BEDROOMS
- CONTEMPORARY KITCHEN
- SOUTH FACING GARDEN
- COUNCIL TAX BAND: C
- EXTENDED VICTORIAN HOME
- 18FT DINING/FAMILY ROOM
- OFF ROAD PARKING
- CHAIN FREE PROPERTY
- EPC RATING: C





**ROOM DIMENSIONS:**

**ENTRANCE HALL**

**LOUNGE**

11'5 x 10'3 (3.48m x 3.12m)

**DINING/FAMILY ROOM**

18'2 x 11'0 (5.54m x 3.35m)

**KITCHEN**

11'2 x 9'8 (3.40m x 2.95m)

**SHOWER/UTILITY ROOM**

8'0 x 6'7 (2.44m x 2.01m)

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**

13'0 x 9'0 (3.96m x 2.74m)

**BEDROOM TWO**

11'6 x 8'3 (3.51m x 2.51m)

**BEDROOM THREE**

8'10 x 8'5 (max dimensions) (2.69m x 2.57m (max dimensions))

**FAMILY BATHROOM**

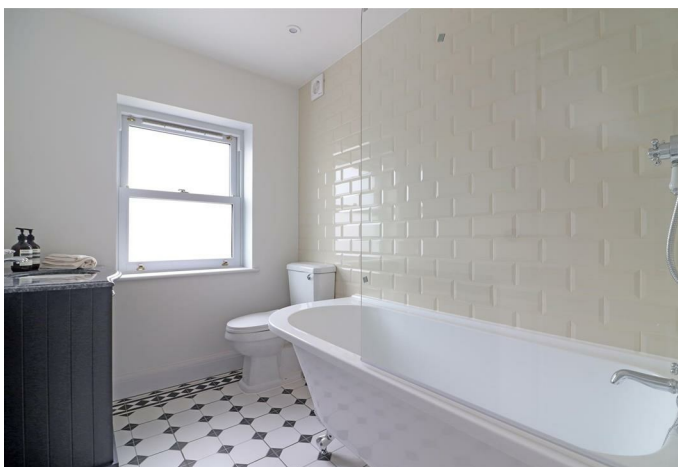
8'1 x 5'10 (2.46m x 1.78m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED SASH WINDOWS**

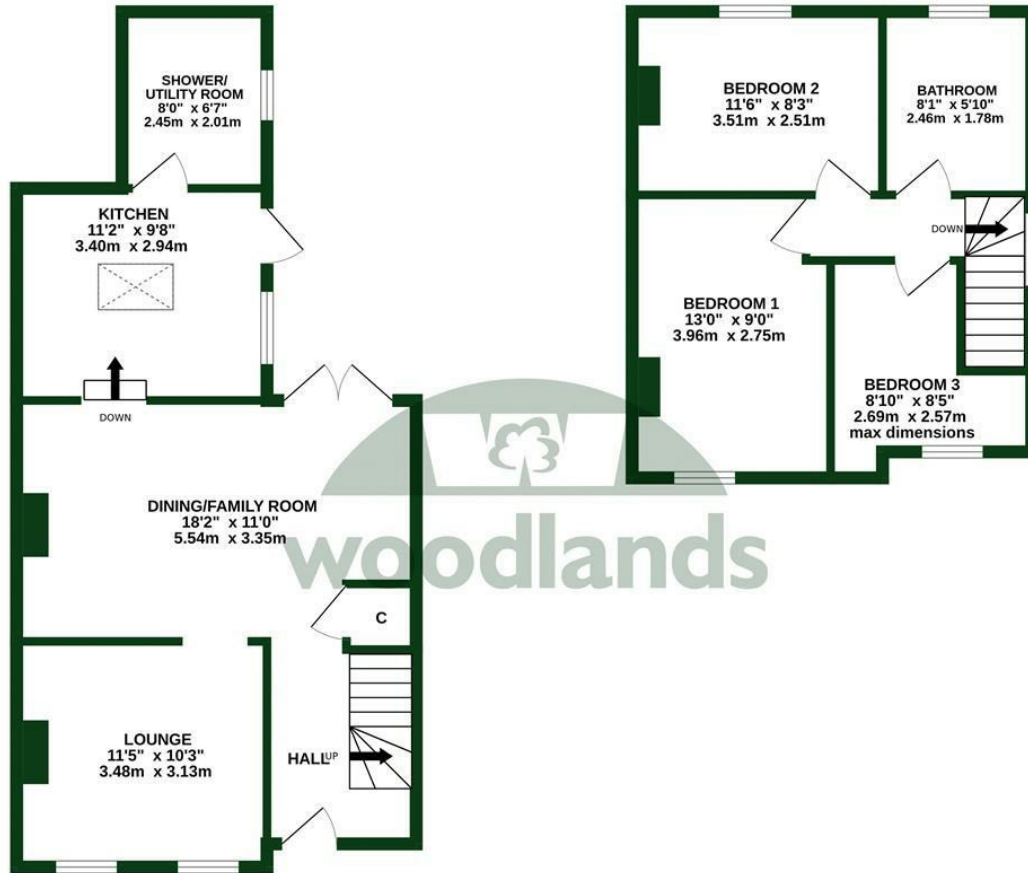
**OFF ROAD PARKING**

**SOUTH FACING REAR GARDEN**



GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.

1ST FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



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TOTAL FLOOR AREA: 909 sq.ft. (84.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 at your own risk 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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

To view this property please call 01737 771777

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