





**34 DOODS PLACE DOODS ROAD, REIGATE, SURREY, RH2 0NS**  
**£375,000**  
**LEASEHOLD - SHARE OF FREEHOLD**

**\*\* OFFERED WITH NO CHAIN \*\***

**\*\*\* SUPERB, GROUND FLOOR MAISONETTE, WITH TWO BEDROOMS,  
AMPLE PARKING AND WELL KEPT GROUNDS \*\*\***

Located in a great spot within easy reach of Reigate town centre, and some beautiful green spaces, this spacious maisonette would make a wonderful first purchase, or downsize.

Through the private front door there is a double glazed entrance porch, with a door into a generous living space, that has a large, south facing window. You have a separate, modern kitchen which has a double glazed window to the front and built in storage. Off the living space there is an inner hall way with an additional storage cupboard. There is a contemporary bathroom with a double glazed window, and two good size bedrooms.

Outside you have the benefit of well tended communal gardens, ample off road parking for residents and visitors, as well as a pond.

Doods place is well located for both the historic town centre of Reigate, and the bustling commuter town of Redhill, both being less than a mile away. Reigate offers a range of lovely high street stores, restaurants and bars, Redhill has a leisure centre, multi screen cinema and superb transport links to central London.

- **GROUND FLOOR APARTMENT**
- **TWO DOUBLE BEDROOMS**
- **WELL PRESENTED**
- **PLEASANT ACCESS**
- **COUNCIL TAX BAND: C**
- **NO CHAIN**
- **PRIVATE ACCESS**
- **AMPLE PARKING**
- **GREAT LOCATION**
- **EPC RATING: C**





**ROOM DIMENSIONS:**

**ENTRANCE HALL**  
5'3 x 4'11 (1.60m x 1.50m)

**LOUNGE/DINING ROOM**  
18'1 x 12'10 (5.51m x 3.91m)

**KITCHEN**  
10'3 x 9'5 (3.12m x 2.87m)

**BEDROOM ONE**  
14'6 x 9'5 (4.42m x 2.87m)

**BEDROOM TWO**  
13'2 x 7'10 (4.01m x 2.39m)

**BATHROOM**  
9'11 x 4'7 (3.02m x 1.40m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**COMMUNAL GARDENS**

**OFF ROAD PARKING**

**SHARE OF FREEHOLD**

**YEARS REMAINING ON LEASE: 976**

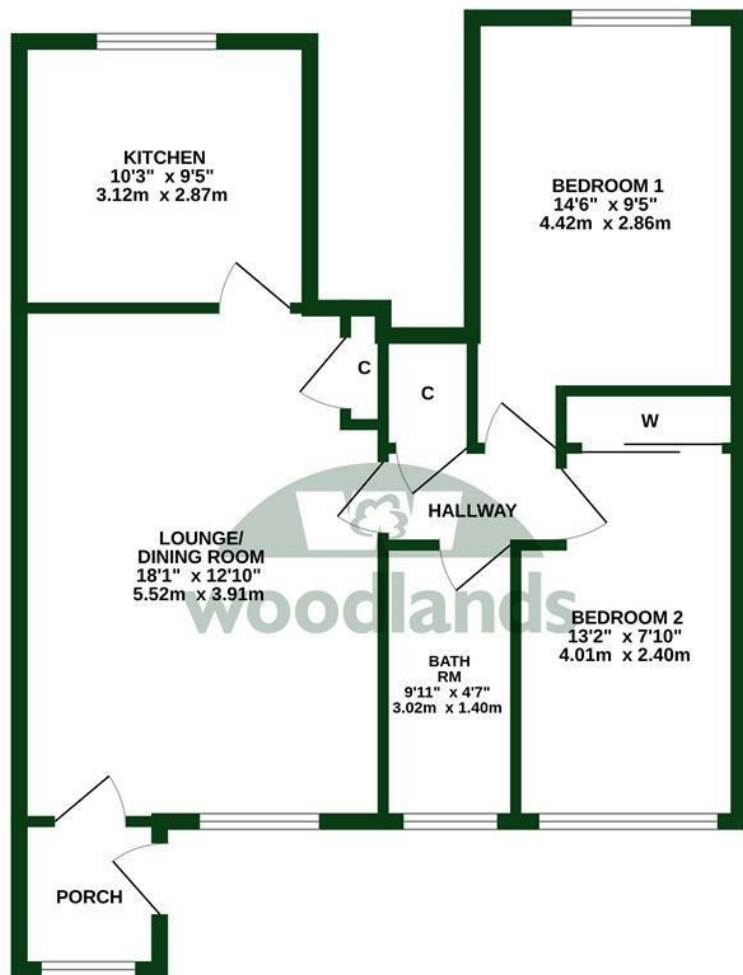
**GROUND RENT: N/A**

**SERVICE CHARGES: £1,800 PER ANNUM (£150 PCM)**





GROUND FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.6 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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