




woodlands
01737 771777
for sale
www.woodlands-estates.co.uk



124 CARLTON ROAD, REIGATE, SURREY, RH2 0JF

£800,000

FREEHOLD

***** EXCELLENT FAMILY HOME IN A SOUGHT AFTER LOCATION, CLOSE TO SUPERB SCHOOLS WITH NO ONWARD CHAIN *****

This 1960's built, detached house offers great space and is in one of the most requested roads in the area.

Through the front door there is an entrance porch with a built in storage area, beyond you will find a bright, open plan living/dining space, that has large windows to the front. Off the living space there is a separate kitchen, which overlooks the garden and has a side door. The property has an inner hallway, with a cloakroom and stairs to the first floor, in addition a separate study, which has a partly glazed roof and direct access to the garden. Upstairs there is a landing with loft access, four bedrooms, a family bathroom and an ensuite shower room to the spacious principal bedroom.

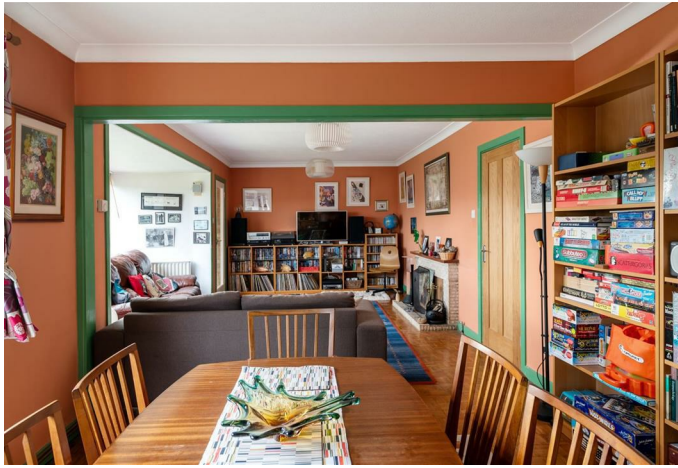
Outside you have a driveway for two cars, as well as some front garden and an up and over door to the generous, tandem garage which will comfortably accommodate another couple of cars, and also has a pedestrian door to the rear. There is a tiered rear garden, which measures approximately 50ft x 50ft, and has both patio and lawn areas.

In addition, there is a rear gate giving direct access to a swimming pool which is used by 14 residents within Carlton Road and Downswood. An application to become a member of the Pool Association together with payment of an annual subscription is required.

Nearby you have the highly regarded schools St Bedes and Royal Alexandra and Albert. There are some beautiful walks nearby, with paths leading all the way up to Reigate Hill. In addition, you are within easy reach of Reigate and Redhill town centres, both of which offer extensive shopping facilities, restaurants, leisure activities and superb transport links to central London, Guildford, Gatwick and the south coast.

- **DETACHED HOME**
- **FOUR BEDROOMS**
- **29FT LOUNGE/DINING ROOM**
- **STUDY**
- **COUNCIL TAX BAND: G**
- **DESIRABLE LOCATION**
- **BATHROOM & ENSUITE**
- **SPACIOUS KITCHEN**
- **LARGE GARAGE**
- **EPC RATING: D**





ROOM DIMENSIONS:

ENTRANCE PORCH

6'11 x 5'3 (2.11m x 1.60m)

LOUNGE/DINING ROOM

29'10 x 15'4 (9.09m x 4.67m)

INNER HALLWAY

5'9 x 4'2 (1.75m x 1.27m)

KITCHEN

13'10 x 8'6 (4.22m x 2.59m)

STUDY

13'10 x 9'4 (4.22m x 2.84m)

CLOAKROOM

6'7 x 5'9 (2.01m x 1.75m)

FIRST FLOOR

LANDING

BEDROOM ONE

14'1 x 10'10 (4.29m x 3.30m)

ENSUITE SHOWER ROOM

6'8 x 5'5 (2.03m x 1.65m)

BEDROOM TWO

12'0 x 10'10 (3.66m x 3.30m)

BEDROOM THREE

8'11 x 8'7 (2.72m x 2.62m)

BEDROOM FOUR

10'10 x 6'3 (3.30m x 1.91m)

FAMILY BATHROOM

6'11 x 5'5 (2.11m x 1.65m)

GAS CENTRAL HEATING

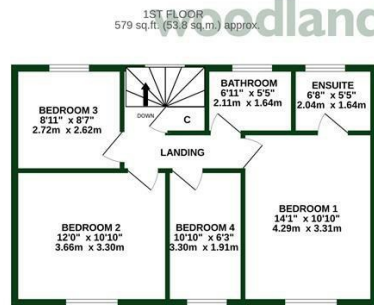
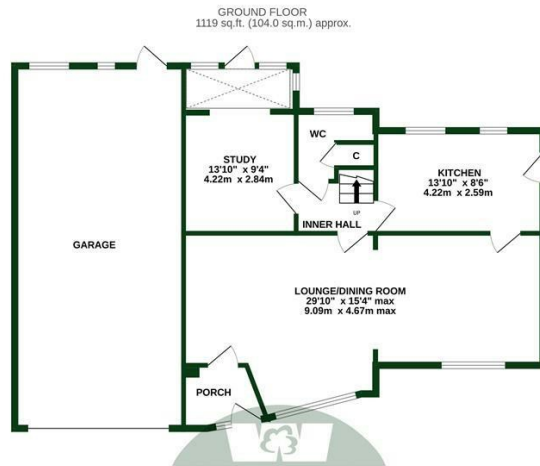
DOUBLE GLAZED WINDOWS

REAR GARDEN

TANDEM GARAGE

OFF ROAD PARKING FOR TWO CARS





TOTAL FLOOR AREA: 1698 sq.ft. (157.7 sq.m.) approx.
While 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 errors, omissions or misstatements. This plan is for illustrative purposes only and should be read 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.
Made with Metropix 6/2015




woodlands

OnTheMarket.com

rightmove

Zoopla

The Property Ombudsman

tsi
APPROVED CODE
TRADINGSTANDARDS.GOV.UK

naea
propertymark
PROTECTED

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

To view this property please call 01737 771777

www.woodlands-estates.co.uk

These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.