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7 Coneyberry, Reigate, Surrey, RH2 7QA
£500,000 Freehold

*** SUPERBLY PRESENTED, THREE BEDROOM HOUSE IN A CUL DE SAC LOCATION WITH A PRETTY WOODLAND BACKDROP ***

This semi detached home is conveniently located for local shops and schools, and has been extensively updated by the current owners, including a new block driveway.

To the front there is a porch, which in turn opens to a spacious entrance hall that has storage under the stairs. There is a spacious living room, with a double glazed window to the front, at the rear you have a stylish, extended kitchen, that overlooks the garden. Off the kitchen there is a separate dining room, which is currently a gym and study, then to the rear there is a lobby with garden access and a cloakroom. Upstairs there is a landing with loft access, three bedrooms, two of which are good size doubles, and a well appointed, dual aspect bathroom.

Outside you have a new block driveway that will accommodate two cars. A gated side access leads through to a 70ft rear garden, that is mostly laid to lawn with fenced boundaries, a brick outbuilding and has the benefit of backing onto woodland.

Nearby you have a good selection of local shops, including a Co-op, traditional butchers and bakers, pharmacy and petrol station. Both Sandcross and Reigate school are within walking distance, as is the beautiful Earlswood lakes.

In addition to local bus routes, mainline train services to central London, Gatwick, Guildford and Reading area available from either Reigate or Redhill town centres.

The historic centre of Reigate is just over a mile away, and has a lovely selection of boutique stores, bars and independent restaurants, as well as popular chains such as Wagamama, Nandos and Giggling Squid.

- FULLY REFURBISHED
 - STYLISH KITCHEN
 - HIVE HEATING
 - NEW DRIVEWAY
 - COUNCIL TAX BAND: D
- CONVENIENT LOCATION
 - THREE BEDROOMS
 - 70FT GARDEN
 - SCHOOLS NEARBY
 - EPC RATING: TBC



ROOM DIMENSIONS:
ENTRANCE PORCH
ENTRANCE HALL
12'10 x 6'0 (3.91m x 1.83m)
CLOAKROOM
5'1 x 2'7 (1.55m x 0.79m)
LOUNGE
13'0 x 13'0 (3.96m x 3.96m)
KITCHEN
14'9 x 9'9 (4.50m x 2.97m)
DINING ROOM
9'1 x 9'0 (2.77m x 2.74m)
UTILITY ROOM
4'10 x 2'8 (1.47m x 0.81m)
FIRST FLOOR
LANDING
7'11 x 6'10 (2.41m x 2.08m)
BEDROOM ONE
11'3(min) x 10'11 (3.43m(min) x 3.33m)
BEDROOM TWO
11'0 x 9'0+recess (3.35m x 2.74m+recess)
BEDROOM THREE
10'1 x 8'1 (3.07m x 2.46m)
BATHROOM
7'10 x 5'7 (2.39m x 1.70m)
GAS CENTRAL HEATING
DOUBLE GLAZED WINDOWS
70FT REAR GARDEN
DRIVEWAY WITH PARKING FOR TWO CARS

