





## 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: C







#### 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)

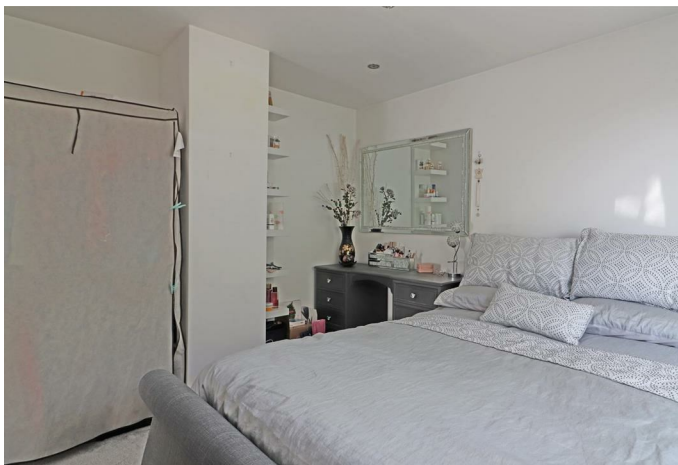
**BATHROOM**  
7'10 x 5'7 (2.39m x 1.70m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**70FT REAR GARDEN**

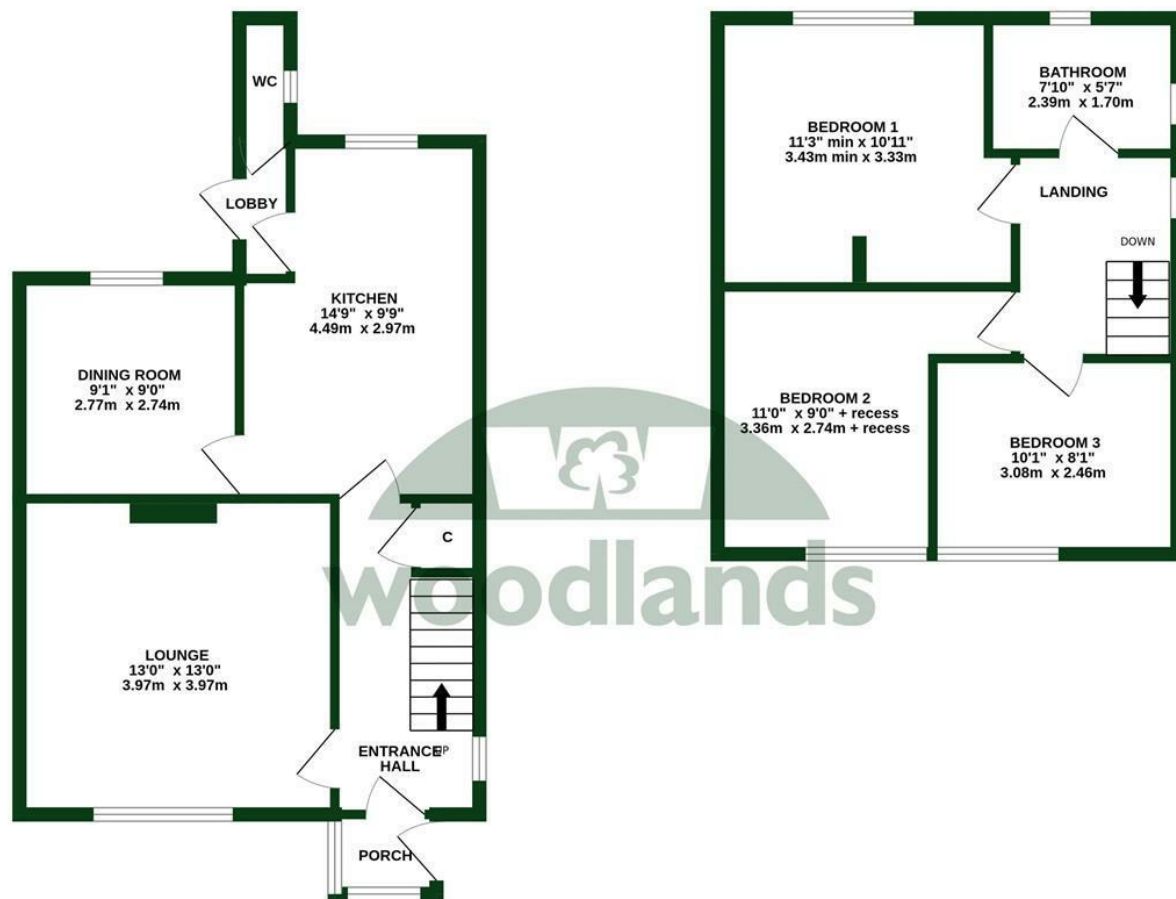
**DRIVEWAY WITH PARKING FOR TWO CARS**



GROUND FLOOR  
497 sq.ft. (46.2 sq.m.) approx.

TOTAL FLOOR AREA: 916 SQ FT (85.1 SQ M) APPROX

1ST FLOOR  
419 sq.ft. (38.9 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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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	

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