



Reigate
£1,295,000

Robert
Leech. 



A wonderful detached family home, located in a quiet cul de sac in an extremely convenient location for Reigate town centre, station and many of the local schools. With ample off street parking and good sized, beautifully landscaped garden.



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An attractive porch to the front of the house leads into the entrance hall, which is welcoming and bright with an extensive range of fitted cupboards providing fantastic storage.

The kitchen has been attractively fitted with a plethora and contemporary range of cabinets with space for appliances, this leads through into the conservatory which makes a beautiful dining area, with double doors directly out into the garden. An opening into the beautiful sitting room allows the space to flow, creating a stunning entertaining area. The sitting room is well proportioned and has bi-folding doors out to the patio.

There is a further reception room on the ground floor, another very bright and appealing room with a bay window to the front elevation, currently used as a cosy TV room. A cloakroom completes the downstairs accommodation.

On the first floor, all of the bedrooms are of good size, the master bedroom has a front aspect, with lovely elevated views down the road over the rooftops. There are three further bedrooms on the first floor and a well presented family bathroom. A further staircase leads to the fifth bedroom, a fabulous room with ample space for both a bedroom area and a sitting area, with a beautifully appointed ensuite shower room - a perfect space for a teenager!

There is parking for four cars on the block paved driveway to the front of the property, with attractive borders to either side.

The rear garden is a real labour of love and has been beautifully landscaped by the current owners. An extensive area of patio across the rear of the house makes the ideal space for table & chairs. The garden has a Mediterranean feel with gravelled area with lovely floating paving stones. There is a further seating area surrounded by lavender plants. The remainder of the garden is mainly laid to lawn with further well stocked beds and borders with a beautiful wall to the rear. There is side access to both sides of the house.



At a glance

- Detached family home
- Fabulous central location
- Few minutes walk to the town centre
- Off street parking for four cars
- 5 bedrooms & 2 bathrooms
- Council tax band F
- EPC - C

Location

Reigate's bustling town centre is within a very short walk and offers an impressive range of shops and services. Offering the ultimate in retail therapy up-market independent boutiques rub shoulders with popular high-street stores, while traditional butchers and well-stocked delicatessens specialise in mouth-watering local produce. Historic inns, cosy teashops and traditional pubs stand alongside chic bistros and sophisticated bars and restaurants. In addition to familiar chains, Buenos Aires Argentinian Steak House and Giggling Squid Thai Restaurant are perennial favourites. For delicious lunches, The Chapel and Cullendars get great reviews.

Commuting to London from Reigate station takes around 40 minutes into London Bridge or Victoria. Commuting to London is also possible through Redhill mainline station, 2 miles away, which offers direct routes into London Bridge and Victoria from 28 minutes, Gatwick airport in 15 minutes, along with routes to a variety of other destinations, whilst The Channel Tunnel is within a 90 minute drive.

Intrigued?

01737 246246

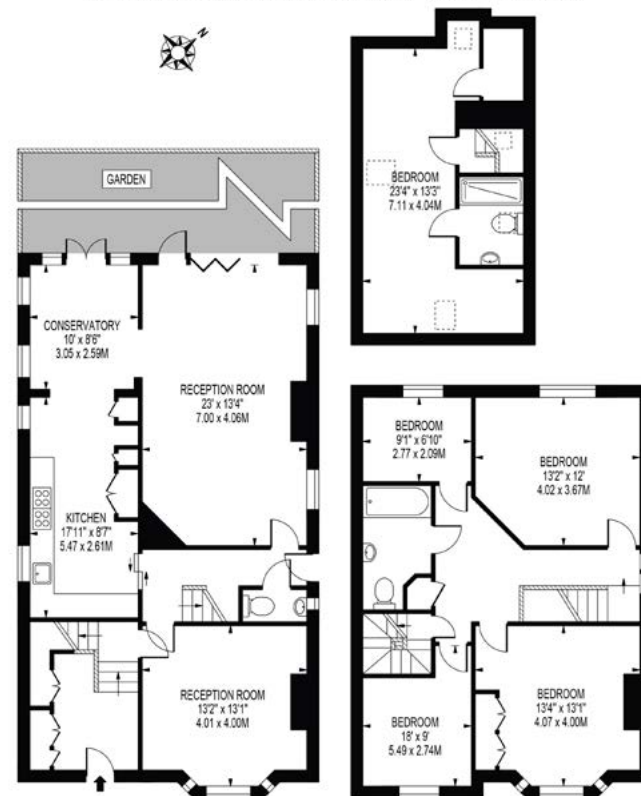
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MONKS WALK

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1972 SQ FT - 183.22 SQ M



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Robert Leech

REIGATE OXTEAD LINGFIELD