



Reigate, Surrey  
£685,000

Robert  
Leech. 



A charming detached Edwardian cottage, set on the edge of the beautiful North Downs. With three double bedrooms and a study upstairs, 2 reception rooms, low maintenance garden and off road parking & garage. In a convenient location for Reigate town centre & station.



A charming detached Edwardian cottage, set on the edge of the North Downs with beautiful countryside walks literally on the doorstep. This property has been owned by the current owners for 25 years - a testament to what a lovely position it is.

The sitting room is a well proportioned, double aspect room with a pretty Edwardian cast iron fireplace creating a focal point to the room. The dining room is to the front aspect and a delightful room, perfect for entertaining. The kitchen is fitted with a range of cabinets with space for a table & chairs, a door leads through to the utility room, with a door leading to the rear garden, there is also a downstairs cloakroom.



Upstairs there are three double bedrooms, the master bedroom has an extensive range of fitted cupboards. There is also a study upstairs and a well presented family bathroom.

Outside. To the front of the property there is a garage and off road parking. Pretty steps lead up to the front door and mature hedging.

The rear garden is low maintenance and paved, with plenty of space for table and chairs. It enjoys a high degree of privacy with lovely green hedges all around the boundaries.



## At a glance

- Edwardian detached house
- 3 bedrooms, 1 bathroom, 2 reception rooms
- Study
- Built in 1907
- Rear extension built over 30 years ago
- Off street parking and garage
- Located in a conservation area with beautiful countryside walks
- Detached garage
- Council tax band E ( £ 2859.20 )
- EPC rating E

## Location

Reigate's bustling town centre 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. In addition to familiar chains, Buenos Aires Argentinian Steak House and Giggling Squid Thai Restaurant are perennial favourites. For delicious lunches, The Chapel and Cullenders 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

reigate@robertleech.com

1-3 High Street  
Reigate Surrey  
RH2 9AA

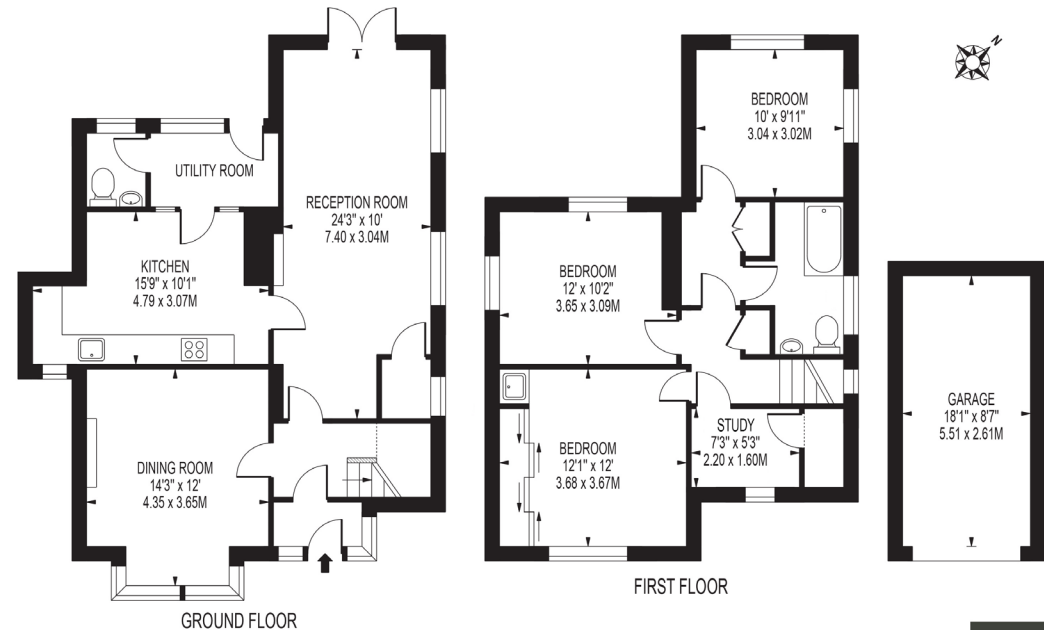
robertleech.com

DISCLAIMER. PROPERTY MISDESCRIPTIONS. Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents

### REIGATE HILL

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1305 SQ FT - 121.25 SQ M  
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 155 SQ FT - 14.38 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Robert  
Leech.



REIGATE OXTED LINGFIELD