



Reigate  
Guide Price £900,000



A spectacular four bedroom period home located on a highly regarded road in central Reigate. Within easy reach of Reigate station, many popular schools, Priory Park and with off street parking this property is a must see.



An impressive period home located on a highly regarded road within Lesbourne Village just moments from Priory road and Reigate town centre. Offered in immaculate condition throughout this property has recently been refurbished to the highest level.

Upon entering you are greeted by beautiful original floorboards, the through living and dining room with an open fire offers the perfect space for the family to dine and relax. This leads to the newly renovated kitchen with Karndean Herringbone flooring, a stunning kitchen island ideal for breakfast, home working or a glass of something sparkly. A sliding door gives access to the east facing garden. Walking around the kitchen back towards the front door there is a very handy utility room and a downstairs WC and shower. The basement has been fully kitted out and is currently being used as a home office/gym area.

On the first floor there are three bedrooms and a well appointed family bathroom. On the second floor our clients have created the perfect principle bedroom. With bespoke fitted wardrobes, plantation shutters and an sizeable ensuite, this represents the best example of how a loft room should be completed.

Outside the garden is mainly laid to lawn with raised sleepers to the rear and a seating area for the evening sun. There is side access leading to the front of the property where there is off street parking, a rare commodity on such a central Reigate road.



## At a glance

- Four bedroom, three bathroom, 2 reception semi detached house
- Off street parking, a rare bonus in Reigate
- Offered in immaculate condition
- 1791 sq ft
- Located on a prime Reigate road close to Priory Park and Lesbourne Village
- Useful basement room which at present is being used as a gym / home office
- Council tax band E
- EPC D



## Intrigued?

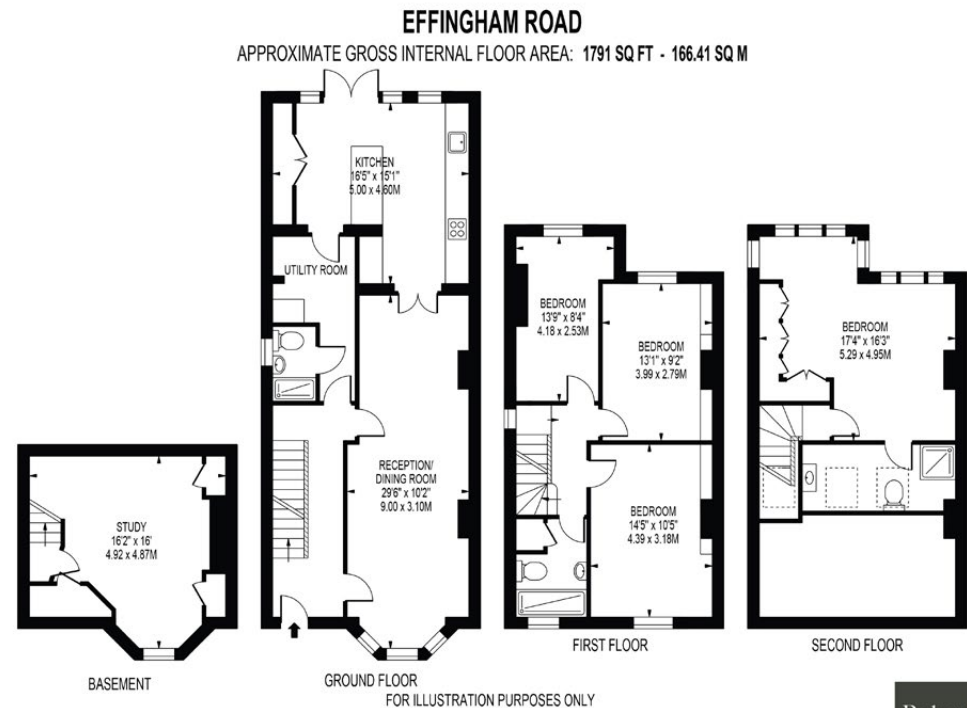
01737 246246

[reigate@robertleech.com](mailto:reigate@robertleech.com)

1-3 High Street  
Reigate Surrey  
RH2 9AA

[robertleech.com](http://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



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