



Reigate
Guide Price £850,000

Robert
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An immaculately presented four bedroom, semi detached Victorian family home, with fabulous kitchen/dining/family room. Located in a highly regarded road within walking distance of the town centre, Priory Park and "Lesbourne Village" and close to many schools. No onward chain.



An immaculately presented four bedroom, semi-detached Victorian family home, with a fabulous kitchen/dining/family room - created by the current owners and a truly wonderful hub of the home. The entire roof has also recently been replaced.

To the front of the house there is a cosy and inviting sitting room, with a feature fireplace creating a focal point to the room. The original kitchen has been reimagined and is now a large and practical utility room with an additional useful pantry area, providing fantastic storage. There is further storage in the hall under-stairs cupboards.

To the rear of the house is the real "wow" factor. The house has been extended and fitted with a superb Stoneham kitchen, an extensive range of high gloss units with high specification appliances including two separate ovens, dishwasher, fridge, Quooker tap, induction hob and underfloor heating. There is ample space for a large table and chairs and further space for a sofa if desired. Bi-folding doors give direct access to the rear garden.

On the first floor there are two excellent sized double bedrooms and a single which is currently utilised as an office. The bedroom to the front of the property has two windows that flood the room with natural light, the second double has views over the rear garden. The family bathroom sits in the middle of the two bedrooms and has recently been refurbished to a high standard with beautiful ceramic tiles to the walls, Amtico flooring and contemporary black fittings.

The second floor comprises a beautiful master suite with a Juliet balcony giving views over the rooftops, an ensuite shower room and a clever dividing wall that has created a dressing area.

The house has the benefit of a huge amount of eaves storage - full width in the front eaves and covering the entire floorspace as the bedroom below to the rear.

The rear garden has been attractively landscaped to give a Mediterranean feel, with white washed dwarf wall with charming bench set within, topped with stone. Steps lead up to the remainder of the garden which is mainly laid to lawn with a raised decked area to the rear & brick built BBQ area to enjoy during the summer months.

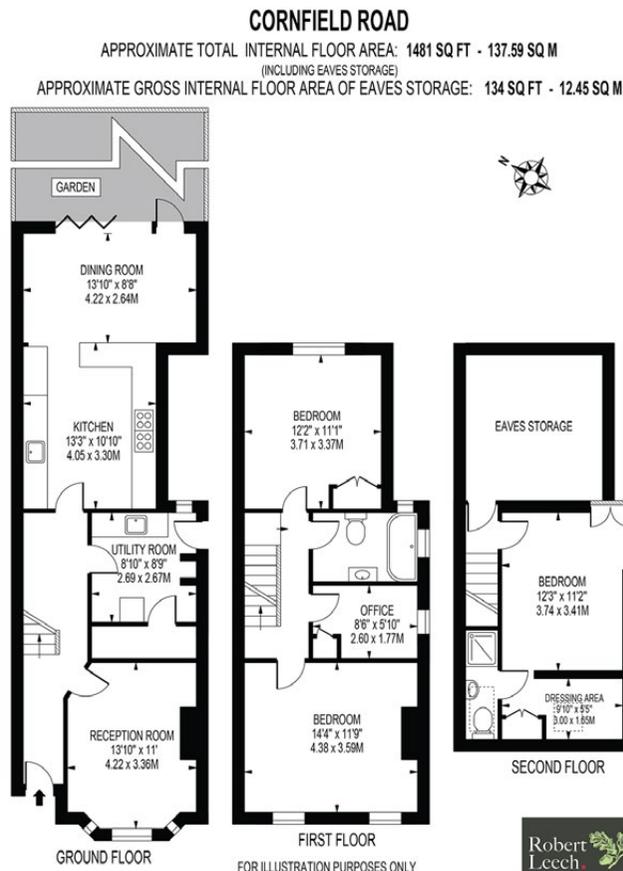


At a glance

- Handsome Victorian semi detached house
- Fabulous kitchen/dining/sitting room extension
- 4 bedrooms & 2 bathrooms
- Local amenities in "Lesbourne Village"
- Walking distance to the town centre & station
- Close to many of the local schools
- Mediterranean style garden with new decked area
- Utility room & walk in pantry
- Completely new roof
- EPC D

Reigate's 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. 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 Bru & Bear 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, just over 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.



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Intrigued?

01737 246246

reigate@robertleech.com

1-3 High Street
 Reigate Surrey
 RH2 9AA

robertleech.com

Robert Leech

REIGATE OXTED LINGFIELD