



27A

Allingham Road RH2

£575,000

“At Stone, we’re passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes.”

————— *The Stone Family*



Built in 2014, this semi-detached gem stands proudly, boasting an attractive red brick façade adorned with sash style windows and charming white shutters, exuding a classic allure that captivates from the first glance. As spring arrives, the front façade is adorned with delicate pink wisteria, adding a touch of natural splendour to its already picturesque exterior.

This exquisite townhouse presents a harmonious blend of modern comfort and timeless elegance. Upon entry, a welcoming aura envelops you as you step into the spacious hallway. To the left, a convenient downstairs w/c awaits, offering practicality without compromising on style. The neutral tones throughout create an inviting atmosphere.

The heart of the home resides in the open-plan kitchen and dining room, a haven for families and entertainers alike. Bathed in sunlight streaming through dual aspect windows, this modern culinary sanctuary boasts gloss white slab doors, seamlessly integrated appliances, and impeccably maintained oak worktops, a testament to both form and function.

Beyond lies the expansive lounge, a sanctuary of relaxation and comfort. With ample space and doors opening onto the secluded garden, it beckons for moments of serenity and leisure. Step outside to discover a north-facing garden retreat, where afternoons are bathed in sunlight and evenings are spent enjoying al-fresco dining on the patio, looking up to unobstructed views of the South Downs.



Ascending the staircase, the first floor unveils two generously proportioned double bedrooms, each adorned with built-in storage to enhance clutter-free living. A modern family bathroom separates the two. The front bedroom boasts the luxury of an en-suite shower room, offering both privacy and convenience for its occupants.

Venturing to the second floor, the pinnacle of luxury awaits in the form of the principal bedroom. The window frames breathtaking vistas of the South Downs, offering a daily spectacle of natural beauty. The adjoining en-suite shower room is a sanctuary of modern indulgence, flooded with light and adorned with contemporary fixtures.

Storage abounds in this well-appointed abode, with extensive access to eaves, a large store cupboard, and loft space ensuring practicality meets style at every turn.

Living on Allingham Road in Reigate offers a blend of suburban tranquility and urban convenience, creating an idyllic setting for families and professionals alike.







For families, the area boasts a selection of reputable schools within easy reach. Nearby options include Priory School and Reigate Parish Church Primary School, both renowned for their academic excellence and nurturing environments. Additionally, the proximity to various secondary schools ensures that students have access to quality education throughout their academic journey.

Commuting from Allingham Road is a breeze, with excellent transport links providing easy access to nearby towns and cities. Reigate train station is just a short distance away, offering direct services to London Victoria and London Bridge. For drivers, the nearby M25 motorway ensures seamless connectivity to the wider region, facilitating stress-free travel for both work and leisure.

Residents of Allingham Road also benefit from the vibrant atmosphere of Reigate's bustling high street, just a stone's throw away. Here, a charming mix of boutique shops, trendy cafes, and gourmet restaurants await, providing endless opportunities for leisurely strolls and culinary adventures.









Approx. Gross Internal Floor Area 1355 sq. ft / 125.98 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

STONE

The Details

- Semi-detached townhouse, built in 2014
- Three generously proportioned bedrooms
- Modern family bathroom plus two en-suite shower rooms
- Large lounge with doors to the garden
- Spacious modern kitchen/dining room
- Views up to and across the South Downs
- Beautiful secluded garden with blossom tree
- Large driveway for two cars
- Ideally situated for numerous schools

Size
Approx 1355.00 sqft

Energy Performance Certificate (EPC)
Rating C

Council Tax Band
D



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