

STONE



Albion Road RH2

£750,000

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

————— *The Stone Family*



Nestled on the picturesque Albion Road, at the cusp of Reigate's historic high street, stands an enchanting Victorian end of terrace residence, a quintessential embodiment of timeless charm and contemporary allure.

Proudly showcasing its traditional yellow brick façade, accentuated by a graceful bay window and an inviting classic front door, this family haven exudes an irresistible curb appeal. Beyond the meticulously manicured front garden, adorned with a serene stone path, delicate pebbles, and whimsical white blooms, awaits a sanctuary of refined living.

The living spaces have been thoughtfully reimaged, creating an expansive ambiance conducive to both relaxation and entertaining. The front lounge exudes warmth and intimacy, boasting shutters adorning the bay window, a charming window seat with hidden storage, and bespoke cabinetry framing the fireplace, a testament to both form and function.

Descending to the extended lower level, a culinary masterpiece awaits in the form of a stunning kitchen extension. Bathed in natural light streaming through impressive skylights and accentuated by bifold doors seamlessly merging indoor and outdoor realms, this culinary haven is a testament to contemporary design. The kitchen exudes brightness and sophistication, with a central island and ample space for a generous breakfast table.



Ascending to the upper floors, three bedrooms span across two levels, epitomizing comfort and privacy. The first floor hosts a spacious double bedroom adorned with two sash windows, a charming single room overlooking verdant surroundings, and a recently renovated family bathroom.

This oasis of relaxation boasts a sumptuous claw-foot tub, complemented by traditional chrome fixtures and a separate shower, adorned with exquisite tiling, a sanctuary of indulgence and rejuvenation.

Ascending to the second floor, a double bedroom awaits, accompanied by an en-suite bathroom, offering a haven of tranquility and seclusion. There is planning permission granted to add a fourth bedroom.

A versatile garden room, currently serving as a gym, offers boundless potential as a tranquil home office or a serene retreat.

Street parking offers convenience, while the side access presents ample space for garden storage, ensuring both practicality and aesthetic continuity.







This exceptional Victorian residence on Albion Road seamlessly marries timeless elegance with modern convenience, offering an idyllic lifestyle in the heart of Reigate's vibrant community.

Just a stone's throw away lies Reigate's historic high street, a bustling hub brimming with quaint cafes, charming boutiques, and eclectic eateries.

Priory Park, a verdant oasis of natural beauty and recreational pursuits, beckons just moments away. The recently renovated park cafe is beautiful, whether grabbing a coffee to go, or sitting in to enjoy.

Families with young children will appreciate Albion Road's proximity to reputable primary schools, fostering a nurturing environment for educational growth and development. With a selection of outstanding schools nearby, parents can rest assured that their children receive a top-notch education within a supportive and enriching community.









Approx. Gross Internal Floor Area 1358 sq. ft / 126.20 sq. m

Illustration for identification purposes only. Measurements are approximate, not to scale.

Produced by Elements Property

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The Details

- PRICE RANGE - £750,000 - £775,000
- Open plan living room with contemporary fittings and fixtures
- Impressive extended kitchen reminiscent of London homes
- Three bedrooms and two bathrooms spanning two floors
- Downstairs W/C
- Tranquil garden with outdoor seating area and garden room
- Views across to Reigate Hill from the rear of the property
- Nearby street parking
- Planning permission granted to add a 4th bedroom

Size
Approx 1358.00 sqft

Energy Performance Certificate (EPC)
Rating D

Council Tax Band
D



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