



Doods Road RH2

£800,000

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

————— *The Stone Family*



In the highly sought-after Doods Road in North Reigate, No. 35 is a stunning example of Victorian architecture, built in the mid-1800s.

This historic semi-detached townhouse exudes character and charm, boasting a classic brick frontage complemented by a bay window and traditional sash windows. One of the original homes on Doods Road, No. 35 stands as a testament to timeless elegance.

Accessed via a side entrance on the lower ground floor, the home welcomes you into a spacious kitchen that flows seamlessly into a large open reception room. This inviting living area features doors that open onto the south-facing garden, creating a perfect space for indoor-outdoor living and entertaining.

From the street, steps lead up to the traditional front door, ushering you into the ground floor. Here, a versatile reception room with a charming bay window offers a sociable space for all the family.



Towards the rear of the ground floor, a cosy bedroom, currently used as a study, and a family bathroom overlook the garden, providing a tranquil retreat within the home.

Ascending to the first floor, you will find two generous double bedrooms sharing a Jack & Jill cloakroom, offering both privacy and convenience.

The garden, bathed in sunlight thanks to its south-facing orientation, is a true highlight of this property. A delightful patio area provides the perfect spot for barbecues and alfresco dining, while the expansive lawn offers plenty of space for children to play and explore. A second seating area at the rear of the garden offers a shaded retreat on those hot summer days.







Nestled in the heart of Reigate, on the sought-after Doods Road, this charming character property offers an exceptional blend of convenience and community spirit.

Located within half a mile of Reigate train station and the beloved Beryl & Pegs coffee shop, this residence is perfectly positioned for modern family living. The nearby Wray Common offers a tranquil green space for walking.

For those seeking camaraderie, Doods Road is renowned for its friendly atmosphere and themed street parties, the neighbours boast street WhatsApp and Facebook groups, there are book and supper clubs, and the popular annual fancy dress Christmas Day run and competitions with neighbouring roads!









Approx. Gross Internal Floor Area 1346 sq. ft / 125.27 sq. m

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

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The Details

- Traditional Victorian semi-detached townhouse
- Lower ground floor with kitchen and open plan reception
- Doors opening onto the South-facing garden
- Upper ground floor with large reception, bedroom and bathroom
- First floor with two double bedrooms and jack-and-jill bathroom
- A layout that maximises comfort and functionality
- Built in the 1800's, one of the original houses on the road
- Perfectly situated for commuting, reputable schools and Reigate's high street
- Street parking

Size
Approx 1346.00 sqft

Energy Performance Certificate (EPC)
Rating D

Council Tax Band
E



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