

STONE



*Albion Road RH2*

£600,000

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

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*The Stone Family*





Nestled in the heart of Reigate, on the charming Albion Road, this exquisite Victorian mid-terrace house exudes timeless elegance and modern comfort.

The yellow brick facade hints at the character and warmth within. This home is a perfect blend of historical charm and contemporary living, making it an ideal retreat for families and professionals alike.

As you step into the front living room, you're greeted by a cosy haven that invites relaxation. The traditional tiled Victorian fireplace serves as a stunning focal point, while the large bay window bathes the room in natural light, creating an airy and welcoming atmosphere.

The craftsmanship of the Victorian era is evident in every detail, offering a sense of nostalgia and comfort. Moving past the elegant stairwell, you'll find a second reception room, currently used as a dining area.

This space is equally enchanting, with its original fireplace, exposed floorboards, and classic sash window. It's a versatile room that can easily adapt to your needs, whether as a dining space, home office, or additional lounge area.







The kitchen is a culinary dream, seamlessly blending classic design with modern functionality. Shaker cabinetry, wooden worktops, and a butler's sink add to the home's period charm, while modern appliances ensure that cooking and entertaining are a pleasure.

French doors open onto a stunning private garden, a sun-drenched sanctuary perfect for al fresco dining and family gatherings. The patio area is ideal for summer barbecues, and the lush lawn, shaded by a towering evergreen, offers a peaceful retreat with ample privacy.

Upstairs, the home continues to impress with three bedrooms spread over two levels. The largest double room, situated in the loft, offers a tranquil escape with plenty of space and light.

The additional bedrooms are well-proportioned, with attractive sash windows, and provide roomy accommodation. The spacious family bathroom, overlooking the garden, features generous storage and contemporary fixtures, ensuring convenience and style.













Living on Albion Road means enjoying the best of Reigate's vibrant community and natural beauty. The location is ideal for families, with excellent schools nearby and the picturesque Priory Park just a five-minute stroll away.

Commuters will appreciate the 15-minute walk to Reigate train station, offering easy access to London and beyond. Street parking on Albion Road requires no permit.

The historic high street, with its array of shops, cafes, and restaurants, is a mere five-minute walk, providing a delightful mix of local amenities and entertainment options.

This beautiful Victorian home not only offers a stunning living space but also a lifestyle of comfort, convenience, and community. It's a place where history and modernity harmoniously coexist, creating a truly special place to call home.



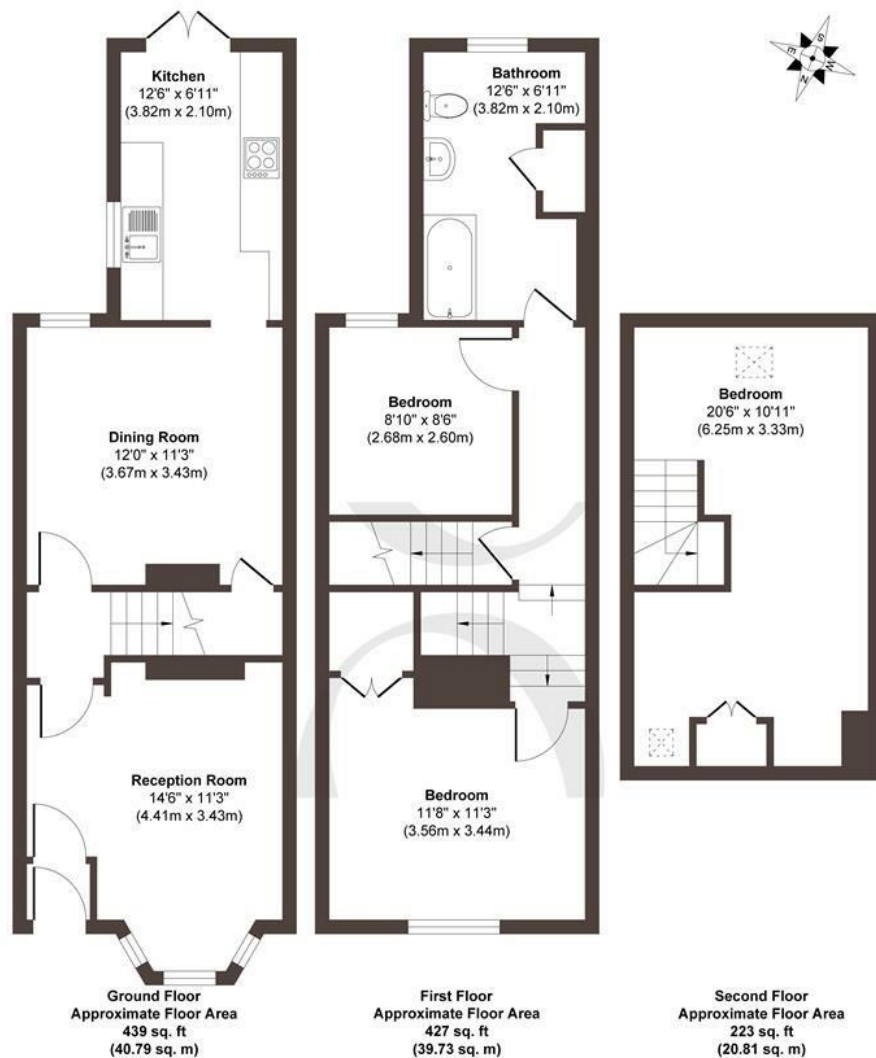












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## The Details

- Three bedroom character property with bay window
- Quaint Victorian terrace on a desirable residential road
- Two reception rooms with original fireplaces
- Modern kitchen opening onto a sun-drenched garden
- Beautiful, private, South-facing garden
- Bright, comfortable bedrooms with no "box room"
- Loft extension offering a third double bedroom
- Spacious family bathroom with storage
- Street parking with no permits required
- Potential for extension on the ground floor (permitted) and a further loft dormer (STP)

Size  
Approx 1089.00 sqft

Energy Performance Certificate (EPC)  
Rating D

Council Tax Band  
D





# STONE

## Let's *Talk*

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