



# South Albert Road, Reigate

Price Range £500,000 - £575,000





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Having been owned by the current owner for the past 45 years, it is time for the next owners to enjoy making it their own and breathing new life into it. The location is second to none, with everything you need just a short walk away!

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Guide Price £500,000 - £525,000

This three bedroom character property is in a popular residential road, conveniently located just half a mile from Reigate station and less than that to the High Street, you really do have everything right on the doorstep.

The property has the added bonus of having the potential for off road parking, which is hard to come by in such a central location! Once inside the rooms are spacious and well proportioned and there is plenty of light flooding through from the southerly facing rear aspect. The house is a completely blank canvass, ready for the next owners to add their own stamp and taste to it.

On the ground floor you have two separate reception rooms as well as a good size kitchen and upstairs you will find three double bedrooms and the updated family bathroom.

Outside the rear garden is a sunny haven. The lawn stretches out in front of you and there are mature plants and shrubs in the borders. The property also has a fantastic garden room at the end of the garden, this would make an ideal home office, gym or even a teenage den or man cave and it also has a handy store area attached, to store the gardening tools and bikes!



## Need to know

- Three double bedroom semi detached home
- Less than half a mile to Reigate station, Reigate town centre and the Castle Grounds
- Potential for off road parking
- In need of modernisation and updating
- Lounge and separate dining room
- Multi use, modern garden room
- Good size south facing rear garden
- Lovely residential street with a great community feel
- EPC rating D / Council Tax Band D



## Interested?

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Total Area: 95.9 m<sup>2</sup> ... 1033 ft<sup>2</sup> (excluding cabin, store)

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