



Albert Road North, Reigate  
£700,000







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A charming period home in one of Reigate's most popular residential areas. Conveniently located within walking distance of the train station, local shops and schools as well as the town centre, it really does tick every box.

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This home places you right at the heart of what makes Reigate so special. Boutique shops, artisan cafés, and award-winning restaurants are all on your doorstep, while Priory Park is just a short stroll away. For commuters, Reigate station is less than half a mile away and connects you swiftly to London.

Inside the property is neat and tidy throughout with a neutral colour palette, making it easy to move straight in and add your own touches. There are two spacious reception rooms, the living room to the front has a large, square bay window, adorned with cafe style shutters, stripped floorboards and a feature fireplace with a cosy log burner. The dining room is spacious and has an exposed brick chimney breast and door leading to the rear garden.

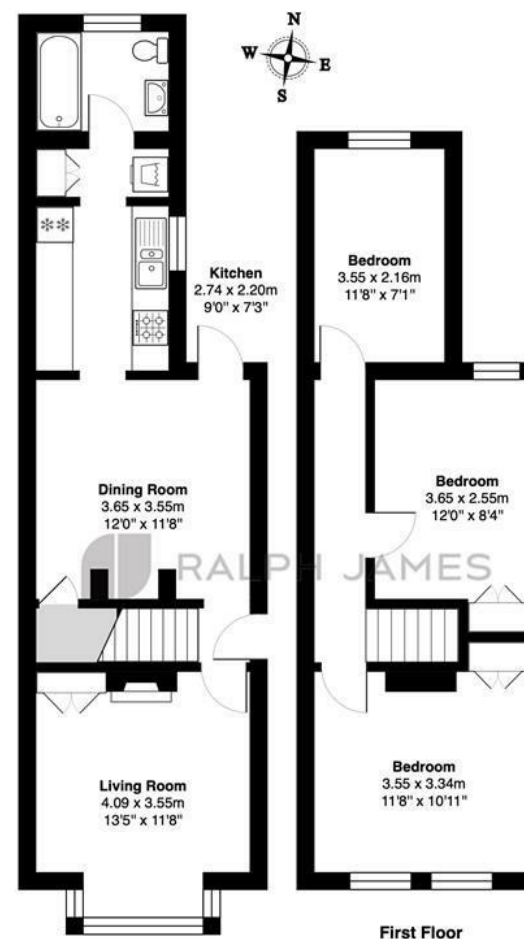
The kitchen has been sympathetically updated in recent years, combining pale grey units with white worktops and stone coloured splash backs, providing a classic, timeless style. There is a useful utility area for the washing machine & tumble dryer and this leads through to the bathroom. Upstairs are three bedrooms, two of which are doubles and have built in storage. The third bedroom is a good size single. There is potential for a loft conversion (stpp) as several properties on the street have already done.

Outside the property has off road parking to the front and a good size rear garden. The garden is a blank canvass, ready for someone to put their own stamp on it.



## Need to know

- Victorian, semi detached home in a popular residential road in central Reigate
- Lounge and separate dining room with doors leading to rear garden
- Modern kitchen with utility area
- Three bedrooms, two of which are double rooms
- Downstairs bathroom
- Off road parking to the front of the property
- Enclosed rear garden with lawn and patio area
- Central location, walking distance to Reigate train station
- Close to Micklefield School, Holmesdale Infants and Reigate Priory School



## Interested?

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Total Area: 80.9 m<sup>2</sup> ... 871 ft<sup>2</sup>

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 RALPH JAMES