



50 STAPLEHURST ROAD, REIGATE, SURREY, RH2 7PY

**£425,000
FREEHOLD**

***** REFURBISHED, SEMI DETACHED HOUSE WITH OFF ROAD PARKING, CLOSE TO SHOPS AND SCHOOLS *****

***** SCOPE TO EXTEND (STPP) *****

This spacious, 2 bedroom house is offered for sale with no chain and has recently been renovated so is ready to move straight in.

On the ground floor there is an entrance porch, which opens to an entrance hall that has built in storage. You have a lounge/dining room, which has a double glazed window to the front, door to a fitted kitchen and an arch to an additional reception space which has sliding doors to the garden and would work well as an office or playroom. Upstairs there is a landing with loft access and a double glazed window to the side, to the front is a large double bedroom, and there is another double to the rear as well as a modern shower room with digital controls.

Externally there is a wide front garden which also has a driveway for off road parking. A gate leads to a side patio area, which in turn opens onto the rear garden that is mostly laid to lawn with a greenhouse and a brick built shed.

Nearby you will find a great range of local shops, including two Co-op's, a traditional butchers and bakers, as well as a chemist, dry cleaners and jewelers.

Reigate school, which is one of the areas most popular secondary schools, is only a short walk, and Sandcross primary school is less than a mile away.

Just over the hill you have the historic town centre of Reigate, a market town that has retained much of it's charm and offers a wide range of high street stores, restaurants and bars.

- **NEWLY REFURBISHED**
- **19FT LOUNGE/DINING ROOM**
- **TWO DOUBLE BEDROOMS**
- **DRIVEWAY**
- **COUNCIL TAX BAND: C**
- **NO CHAIN**
- **ADDITIONAL RECEPTION ROOM**
- **SHOWER ROOM**
- **CLOSE TO REIGATE SCHOOL**
- **EPC RATING: C**





ROOM DIMENSIONS:

ENTRANCE PORCH

6'2 x 2'10 (1.88m x 0.86m)

ENTRANCE HALL

9'7 x 5'9 (2.92m x 1.75m)

LOUNGE/DINING ROOM

19'2 x 11'2(max) 9'2(min) (5.84m x 3.40m(max)
2.79m(min))

DINING ROOM/STUDY

8'7 x 8'0 (2.62m x 2.44m)

KITCHEN

9'4 x 7'5 (2.84m x 2.26m)

FIRST FLOOR

LANDING

BEDROOM ONE

14'1 x 9'0 (4.29m x 2.74m)

BEDROOM TWO

11'2 x 10'1 (3.40m x 3.07m)

SHOWER ROOM

5'10 x 5'6 (1.78m x 1.68m)

GAS CENTRAL HEATING

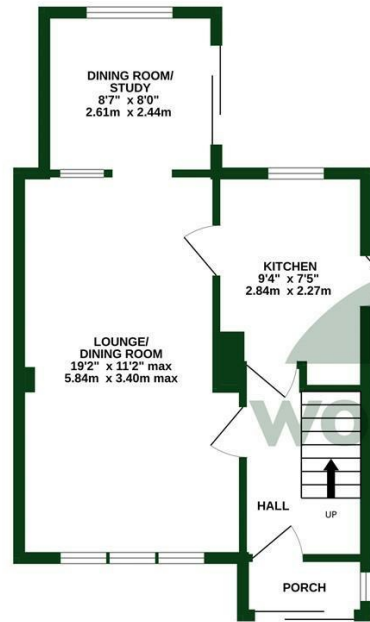
DOUBLE GLAZED WINDOWS

48FT GARDEN

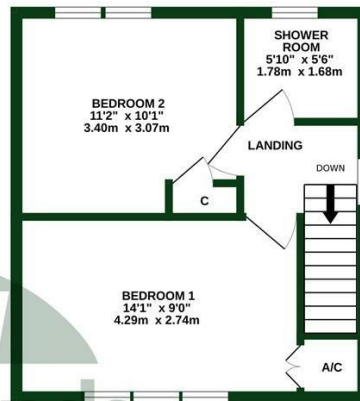
OFF ROAD PARKING FOR TWO CARS



GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA 744 sq ft (691 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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