



Coneyberry, Reigate

Guide Price £260,000 – £270,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —



- 2 Double bedroom first floor maisonette
- Situated in the popular Woodhatch location
- Private landscaped garden and communal garden with brick built storage shed
- Private balcony
- Updated electrics and re-plastered throughout
- Long lease and low maintenance costs
- Modern fitted kitchen and bathroom
- Spacious living accommodation
- Gas central heating
- Council Tax Band 'C' and EPC 'C'

A beautifully presented and tastefully upgraded two double bedroom first floor maisonette, ideally located in the ever-popular Woodhatch area.

Approached via a private entrance set within an attractive house-style façade, the property welcomes you into well-maintained communal areas with stairs rising to the first floor.

Internally, a spacious entrance hallway provides access to the principal rooms and a useful storage cupboard. The separate kitchen is generously sized and fitted with a range of wall and base units, wood effect work surfaces and tiled splashbacks. Integrated appliances include an electric oven and gas hob, while upgraded spotlights add a modern finishing touch.

In addition, there is a deep storage cupboard located off the hallway, currently housing the washing machine and providing excellent additional storage space.



The impressive open-plan living and dining space forms the heart of the home, offering ample room for multiple sofas, a coffee table, media unit and a 4–6 seater dining table. A recently installed full-length storage unit provides excellent additional storage. The room is further enhanced by access to a private balcony overlooking the peaceful residential street. An inner hallway leads through to both bedrooms and the family bathroom.

Both bedrooms are substantial double rooms, comfortably accommodating large double beds along with freestanding wardrobes and additional furniture. Large windows and recently fitted blinds create bright yet cosy spaces. The contemporary family bathroom comprises a bath with shower over, wash hand basin, WC, heated towel rail and tiled flooring.

Externally, the property benefits from access to a communal garden with individual brick-built storage sheds, as well as a recently landscaped private garden. The private garden is predominantly laid to lawn with a patio area ideal for outdoor dining and entertaining. A newly installed summerhouse, currently used as a gym, adds versatile additional space. The property has been further enhanced by a number of recent improvements, including new flooring throughout, updated electrics, landscaping works to the garden and the installation of the new summerhouse, ensuring a move-in ready home finished to a high standard.

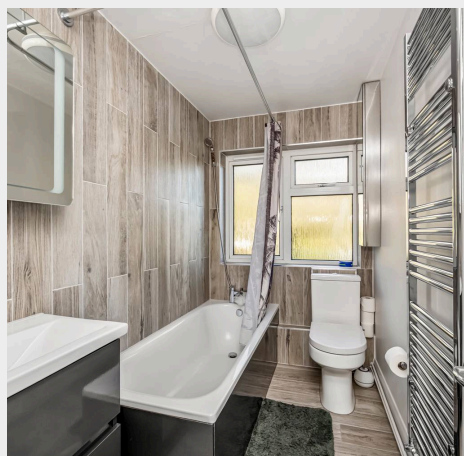
#### Lease Details

Length of Lease: 102 years remaining (2026)

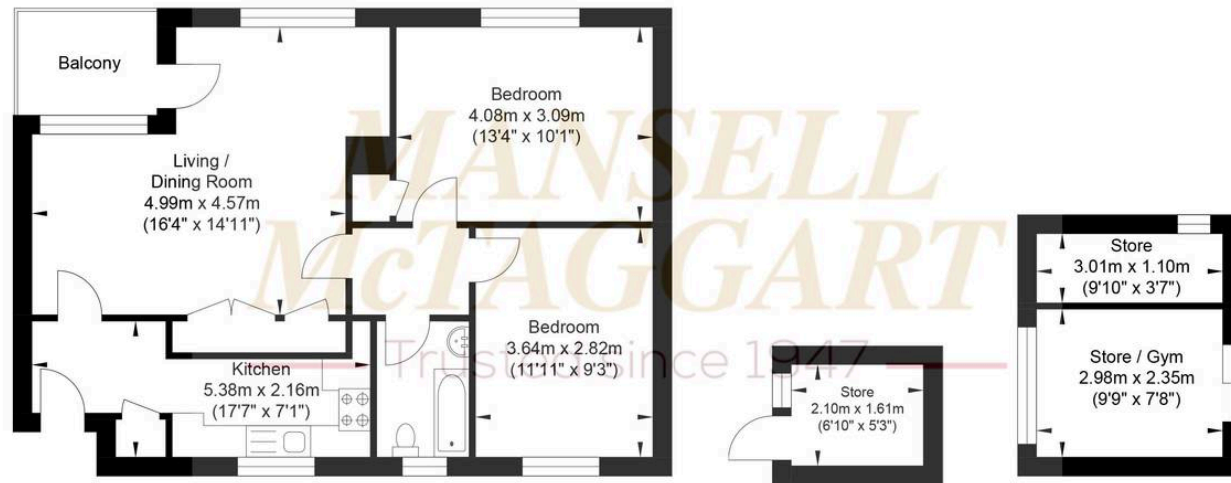
Annual Service Charge – £828

Service Charge Review Period – April

Annual Ground Rent – £10 – Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.



# Coneyberry



First Floor  
Approximate Floor Area  
673.71 sq ft  
(62.59 sq m)

Outbuilding  
Approximate Floor Area  
36.38 sq ft  
(3.38 sq m)

Outbuilding  
Approximate Floor Area  
113.12 sq ft  
(10.51 sq m)

Approximate Gross Internal Area (Excluding Outbuildings) = 62.59 sq m / 673.71 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Horley

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