



Albion Road, Reigate

Guide Price £700,000 - £725,000





This beautifully presented Victorian home is located in the ever-popular Albion Road, a highly sought-after residential area within easy walking distance of local shops, well-regarded schools, Priory Park and Reigate's vibrant town centre.





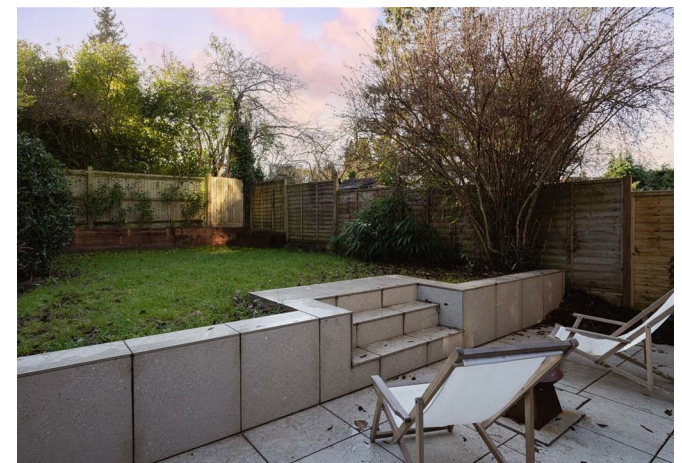
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The property has been recently enhanced by a high-quality ground floor extension, creating an impressive open-plan kitchen/living/dining space that forms the heart of the home. This stunning room features stylish French doors opening directly onto the south-facing garden, skylights that flood the space with natural light, and oak flooring throughout. The contemporary kitchen is thoughtfully designed with a breakfast bar, ample storage and integrated appliances, making it ideal for both everyday living and entertaining.

To the front of the house, the cosy living room retains its Victorian charm with high ceilings, a large bay window and an open fireplace, providing a warm and inviting retreat. The remainder of the house has been tastefully decorated in a modern yet sympathetic style.

On the first floor there is a generous double bedroom with a feature fireplace, a good-sized single bedroom suitable for a child's room or home office, and a well-appointed family bathroom. The converted loft provides an excellent principal bedroom with far-reaching views towards Colley Hill, along with a modern en suite shower room.

Externally, the south-facing garden has been attractively landscaped to include a patio area ideal for outdoor dining, with steps leading up to a lawn. Being positioned at the end of the road, the garden is larger than many others in Albion Road, offering a particularly appealing outdoor space.



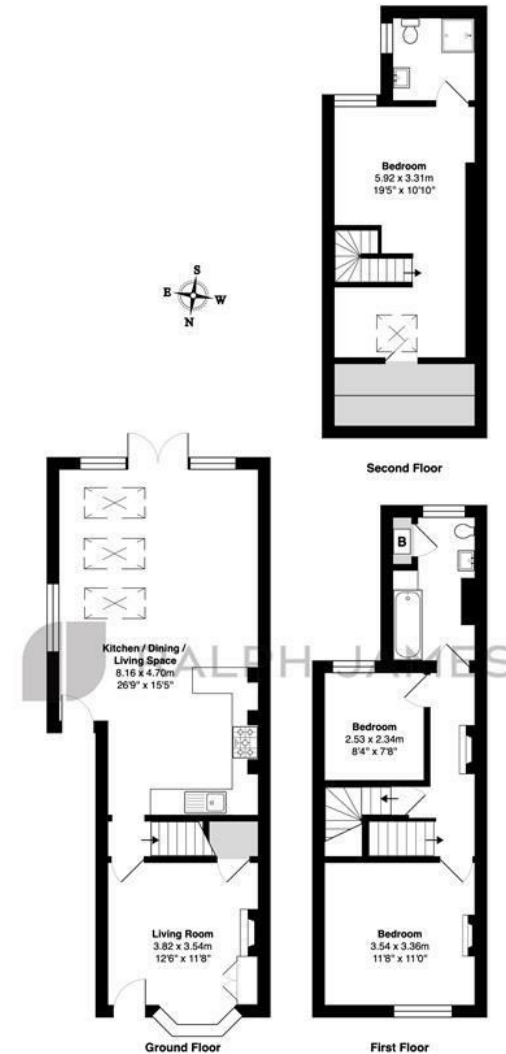
Need to know

- End of terrace Victorian home
- Lovely character features including high ceilings, large windows and feature fireplaces
- Recently extended on the ground floor to provide a stunning kitchen/living/dining room
- Lounge with bay window, working log fire and large storage area
- Double bedroom with feature fireplace and good sized single on first floor
- Family bathroom with shower over the bath and airing cupboard
- Master bedroom on second floor with fabulous views and modern en suite shower room
- Popular no-through road with a wonderful neighbourly community
- Close to locals shops and cafes on Lesbourne Road and walking distance to the town centre and many popular schools for all ages
- New boiler fitted in 2025

Interested?

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Albion Road, Reigate
Total Area: 116.3 m² ... 1252 ft²
FOR ILLUSTRATIVE PURPOSES ONLY

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 RALPH JAMES