



26 ASHDOWN ROAD, REIGATE, SURREY, RH2 7QW

**£449,950
FREEHOLD**

Spacious, semi detached house with off road parking and views across fields at the rear, close to shops and schools.

This two bedroom home is offered for sale with the benefit of no onward chain, and offers broad scope for remodeling and extension, as well as having some delightful views from the south facing garden.

The property has a porch and entrance hall, with storage built in under the stairs. There is a large lounge, that has sliding doors into the conservatory, which itself makes the most of the garden and views. You also have a separate study and a generous kitchen/breakfast room that has a doors to the front and rear. Upstairs there is a landing with a double glazed window to the side and loft access, to the front you have an impressive double bedroom, with fitted wardrobes and two windows to the front, making the room ideal to be split into two bedrooms if required. At the rear there is another double bedroom and a family bathroom.

To the front is a gated driveway to off road parking for one car, with a lawn garden that could serve to provide additional driveway space if needed.

The rear garden extends to around 80ft, and is south facing with a low rear boundary in order to enjoy the rural view.

Nearby there are many shops, including a traditional butchers, bakers and pharmacy, with a number of food outlets, two Co-op local stores and a BP petrol garage. In addition there are some excellent schools within walking distance, including Reigate school and Sandcross primary.

Reigate's historic town centre is just over a mile away, and has a wonderful selection of high street shops, bars, restaurants as well a Morrisons superstore and the beautiful Priory park.

- **SUPERB VIEWS**
- **OFF ROAD PARKING**
- **FIRST FLOOR BATHROOM**
- **NO CHAIN**
- **COUNCIL TAX BAND: D**
- **SPACIOUS HOME**
- **TWO LARGE BEDROOMS**
- **DUAL ASPECT LOUNGE**
- **POPULAR LOCATION**
- **EPC RATING: C**





ROOM DIMENSIONS:

ENTRANCE HALL

8'5 x 6'8 (2.57m x 2.03m)

LOUNGE

18'10 x 10'5(min) (5.74m x 3.18m(min))

KITCHEN/BREAKFAST ROOM

18'6 x 8'8 (5.64m x 2.64m)

CONSERVATORY

11'9 x 9'0 (3.58m x 2.74m)

STUDY

9'10 x 8'0 (3.00m x 2.44m)

FIRST FLOOR

LANDING

BEDROOM ONE

15'4 x 9'2 (4.67m x 2.79m)

BEDROOM TWO

11'10 x 9'2 (3.61m x 2.79m)

BATHROOM

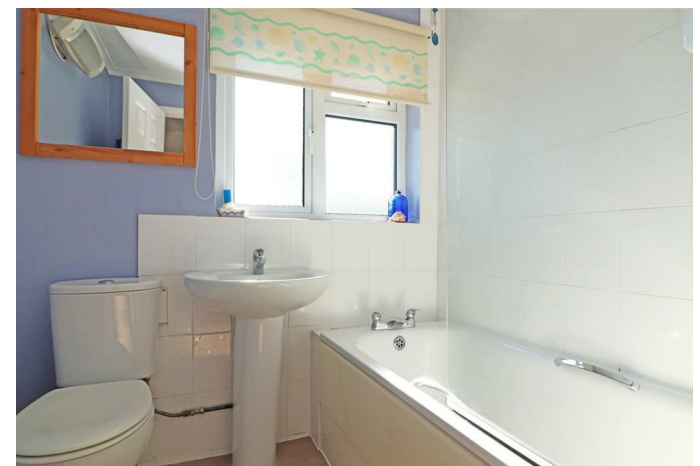
6'1 x 6'0 (1.85m x 1.83m)

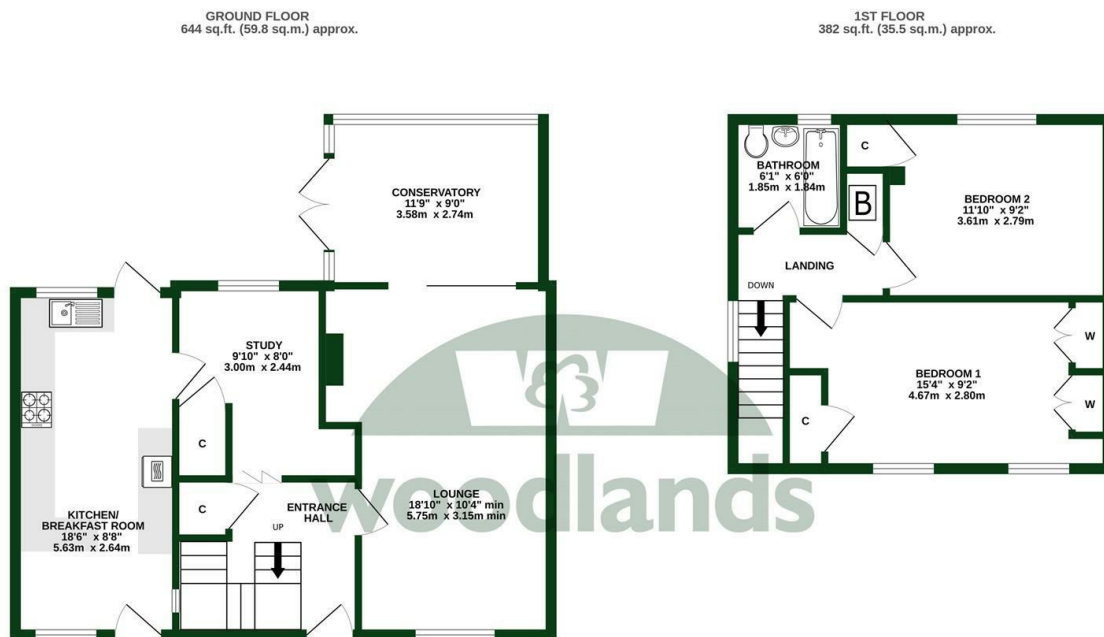
GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

SOUTH FACING GARDEN

OFF ROAD PARKING





TOTAL FLOOR AREA : 1026 sq.ft. (95.3 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.
Made with Metropix ©2026



woodlands

OnTheMarket.com

rightmove

Zoopla

The Property Ombudsman

tsi
APPROVED CODE
TRADINGSTANDARDS.GOV.UK

propertymark

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

To view this property please call 01737 771777

www.woodlands-estates.co.uk

These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.