



Cornfield Road, Reigate

Guide Price £800,000

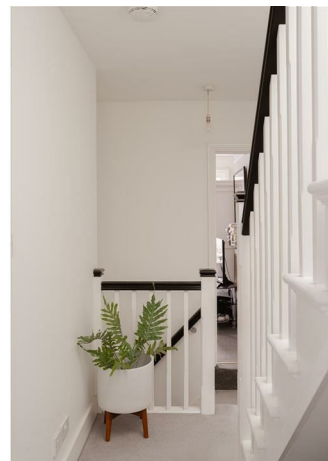




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Combining period character with generous accommodation and a highly sought-after central location, this is a home ready to be enjoyed while offering exciting potential to make it your own.

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Perfectly positioned on Cornfield Road, this charming four-bedroom semi-detached home enjoys a peaceful setting just moments from the hustle and bustle of Reigate town centre. Approached via an attractive enclosed courtyard, this property retains many of the character features typical of its era, including high ceilings, decorative fireplaces and brick detailing, while offering flexible accommodation for modern family life.

The ground floor comprises a welcoming sitting room with a bay window and feature fireplace, a separate dining room, and a kitchen overlooking the rear garden with direct access outside. Subject to the necessary planning permissions, there is excellent scope to create a spacious open-plan kitchen and dining space.

Upstairs, there are two generous double bedrooms, served by a Jack and Jill bathroom complete with both a bath and separate shower.

The converted second floor provides two further bedrooms, including an impressive principal suite featuring a Juliet balcony overlooking the garden, a freestanding bath and an adjoining WC, creating a perfect space to relax at the end of the day.

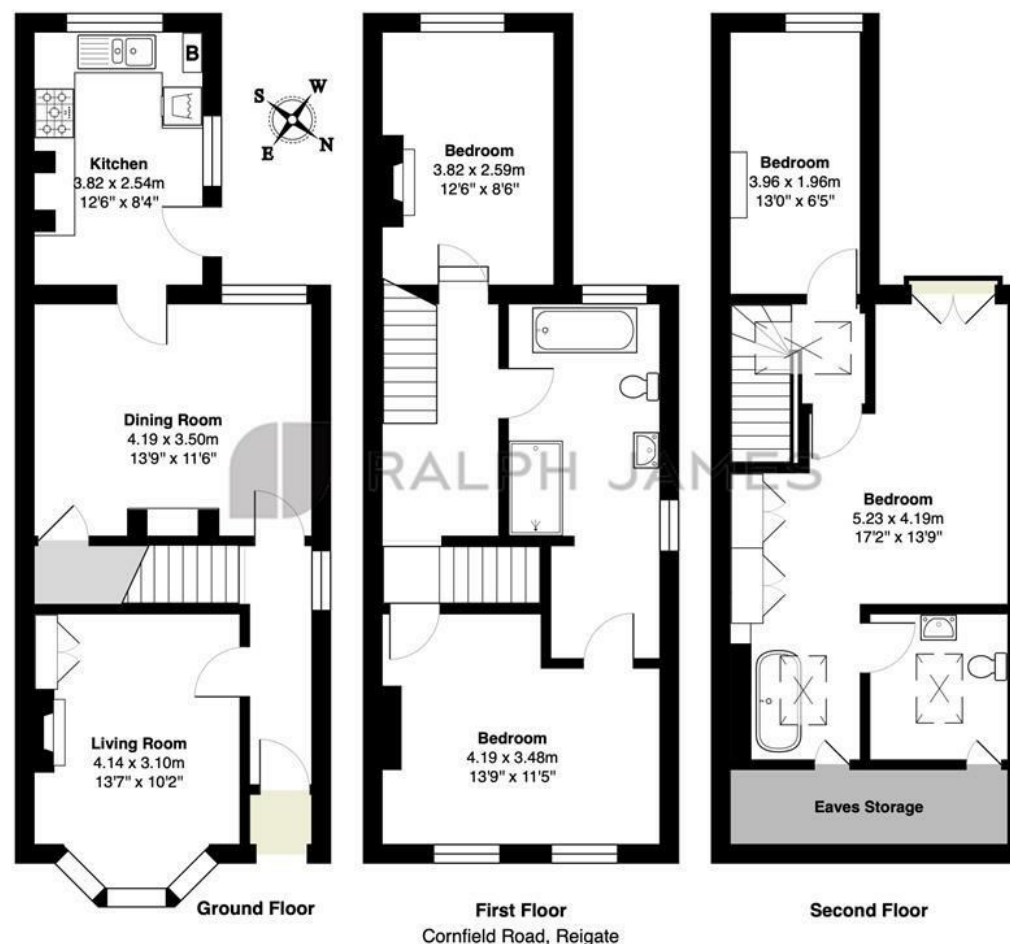
The south-westerly facing rear garden enjoys plenty of sunshine, with a patio area ideal for outdoor dining, entertaining or spending some quiet time. Side access is also available, perfect for those with bikes or wiping off muddy paws!

The location is a real highlight. Reigate's town centre, with its excellent selection of independent shops, cafés, restaurants and train station, is just a short stroll away. The open spaces of Priory Park, the conveniences of Lesbourne Road and a highly regarded selection of local schools are all within easy reach.



Need to know

- Characterful four-bedroom semi-detached home arranged over three floors
- Boasting period features throughout, including fireplaces, high ceilings and sash windows
- Inviting lounge to the front with bay window
- Well-proportioned bedrooms and two bathrooms, including en-suite to master bedroom
- South-westerly facing garden with side access
- Prime location a short stroll into Reigate town centre, Priory Park and train station
- Walking distance to a selection of excellent local schools including Reigate Parish, Priory School and Reigate School
- Local independent shops and cafes close-by on Lesbourne Road
- Exciting potential to extend subject to planning permissions



Total Area: 127.5 m² ... 1373 ft² (excluding eaves storage)

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reigate@ralphjames.co.uk
01737 333677

ralphjames.co.uk