



23 Juniper Road

Reigate RH2 7NH

Asking Price £450,000



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Robert  
Leech .



A well presented, semi detached, 2 bedroom house - located to the south of Reigate town centre, close to local shops, schools and amenities. The property offers great scope for extension subject to planning.

On the ground floor the hallway is of good size, leading through to the kitchen which has been fitted with a range of Shaker style wall and base units. There is a door giving direct access out to the side alleyway and the useful store room. The sitting/dining room is well proportioned and double aspect, making it a light and bright room with sliding patio doors giving access out into the rear garden.

On the first floor the master bedroom is of excellent size with two windows allowing the light to flood in. The second bedroom is also a good size. The bathroom comprises bath, wash basin & WC and the walls have been tiled in attractive mosaic tiling.

There is a gate to the front of the property and a dwarf brick wall, the front garden is mainly paved with an area of lawn.

To the side of the property there is a secure door leading into the alleyway with access through to the rear garden and access to the store room. The rear garden has a good area of patio, perfect for table and chairs, the rest being mainly laid to lawn but enjoying westerly aspect and a high degree of privacy. There is also a gate at the rear of the garden giving access out to the back.



1.1 miles  
Reigate



6.2 miles  
Gatwick



1.6 miles  
Reigate

- Semi detached house
- 2 bedrooms & 1 bathroom
- Private west facing garden
- Close to local shops & amenities
- 800sq ft of living space plus store
- Close to Reigate School
- Potential for extension STPP
- Short distance to Reigate town centre



**OXTED**  
72 Station Road East,  
Oxted,  
Surrey RH8 0PG  
01883 717272

**REIGATE**  
1-3 High Street,  
Reigate,  
Surrey RH2 9AA  
01737 246246

**LINGFIELD**  
27 High Street,  
Lingfield,  
Surrey RH7 6AA  
01342 837783

**LONDON**  
121 Park Lane  
London  
W1K 7AG  
0207 0791457



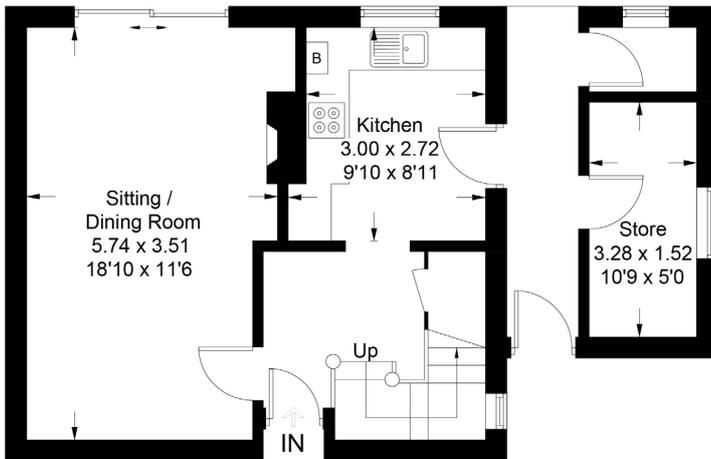
**LOCATION** Reigate's bustling town centre offers an impressive range of shops and services. Offering the ultimate in retail therapy, up-market independent boutiques rub shoulders with popular high-street stores, while traditional butchers and well-stocked delicatessens specialise in mouth-watering local produce. Historic inns, cosy teashops and traditional pubs stand alongside chic bistros and sophisticated bars and restaurants. In addition to familiar chains, Island House, Buenos Aires Argentinian Steak House and Giggling Squid Thai Restaurant are perennial favourites. For delicious lunches, The Chapel and Cullendars get great reviews. Commuting to London from Reigate station takes around 40 minutes into London Bridge or Victoria. Commuting to London is also possible through Redhill mainline station, 2 miles away, which offers direct routes into London Bridge and Victoria from 28 minutes, Gatwick airport in 15 minutes, along with routes to a variety of other destinations, whilst The Channel Tunnel is within a 90 minute drive.

#### FAQs

- Reigate & Banstead District Council
- Council tax C £1,790.66pa
- Total living space 800 sq ft.
- EPC rating D
- Tenure freehold



Approximate Gross Internal Area = 74.3 sq m / 800 sq ft  
 Store = 6.5 sq m / 70 sq ft  
 Total = 80.8 sq m / 870 sq ft



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID830172)

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**Robert  
Leech**

