



Reigate, Surrey,

Guide price £695,000



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Robert  
Leech .



A substantial, Edwardian semi detached house in an extremely convenient location for the “Lesbourne Village” and Reigate town centre itself. The property is located within a short walk from local amenities, bus routes and walking distance to Reigate train station. Requiring total refurbishment and with potential to extend STPP.

On the ground floor there is a large reception room with a bay window to the front elevation and a fireplace, creating a focal point to the room. There are two further reception rooms to the rear of the property, one with double doors leading out onto the rear garden. The kitchen is situated to the rear of the other reception room with a side door leading out to the garden.

On the first floor there are three well proportioned bedrooms and a bathroom.

Outside, there is off road parking for two cars on the driveway. There is access to the side of the property through to the rear garden.

The garden is mainly lawned and of excellent length, with views through to St Marys church to the rear.

The property is offered to the market with no onward chain.



0.6 miles  
Redhill



6.8miles  
Gatwick



0.9 miles  
Reigate

- Substantial Edwardian semi detached house
- 3 double bedrooms & 1 bathroom
- 3 reception rooms
- Long garden with views to St Marys church
- Off street parking for 2 cars
- Requiring total refurbishment throughout
- Living space 1,466 sq ft
- No onward chain
- Potential to extend STPP
- Very convenient location



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



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 tea-shops 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.

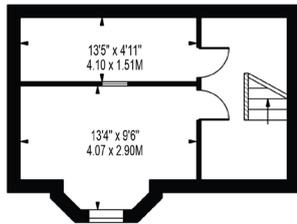
#### FAQs

- Reigate & Banstead District Council
- Council tax E £2,462.16pa
- Total living space including the garage 1,466sq ft.
- Tenure freehold
- EPC rating E
- Offering great potential to extend STPP
- A substantial, Edwardian semi detached house in an extremely

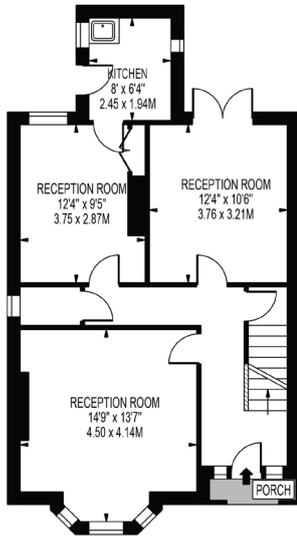


**BLACKBOROUGH ROAD**

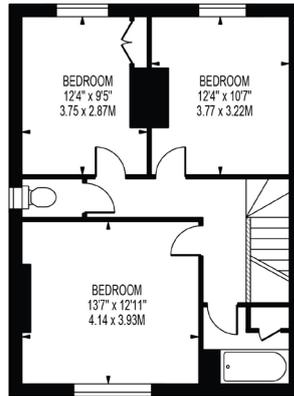
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1466 SQ FT - 136.17 SQ M



BASEMENT



GROUND FLOOR



FIRST FLOOR



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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