



Reigate, Surrey

Asking Price £1,150,000



4



1



2

Robert
Leech .



A handsome Edwardian home in a fantastic position. Featuring beautiful character features that includes bay windows, stripped floors and picture rails the property also has superb scope for extension both to the rear and into the loft, subject to the necessary consents. The property opens into a light hallway with a handy area for coats and shoes before opening into a well proportioned and light lounge to the front of the house with pretty plantation style shutters. Towards the rear the dining room has a lovely feature fireplace and casement doors opening to the garden. The kitchen/breakfast room is a lovely room with tiled floor and attractive fitted units. There are dual aspect doors at the back of the house to enjoy pleasant views on to the garden. There is also a w/c accessed from here. The basement is a very useful space currently used mainly for storage and as a utility space. The first floor features three double sized bedrooms, the master featuring the bay window and also with plantation style shutters. The fourth bedroom is a single room. The family bathroom is a good size and is also to this floor.

The rear garden is a good size with a patio seating area outside the kitchen and dining room. Extending to the rear of the garden is a lovely area of landscaped lawn and flower beds as well as delightful mature trees and shrubs. To the front of the house there is a low level wall and tiled path leading up to the property.



0.5 miles
Reigate



7.8 miles
Gatwick



0.6 miles
Reigate

- Good size reception rooms
- Scope to extend into the loft & to the rear STPP
- Attractive period features
- Pretty & private rear garden
- 4 bedrooms
- 0.5 miles from the town & station
- Well placed for many local schools

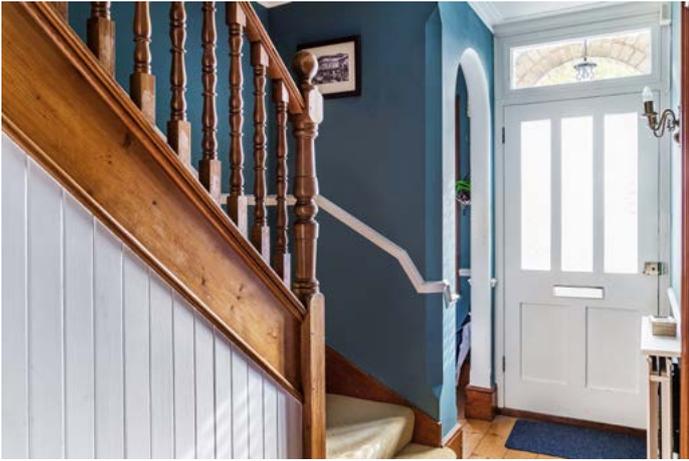


OXTED
72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

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 offers a number of highly regarded schools, both state and private for which this house is ideally placed. The station is under 0.6 miles distant and easily reachable on foot. 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. Reigate's bustling town centre also under 0.5 miles distant, offers an impressive range of shops and services.

A flourishing market town in the best tradition of English rural communities, the picturesque streets have a delightfully modern, cosmopolitan feel. 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.

FAQ'S

- Reigate and Banstead Council tax band F £2,993.05
- Gas Central heating
- Total Living Space 1,572 sq ft.
- EPC Rating E



Approximate Gross Internal Area = 146 sq m / 1572 sq ft
(Including Cellar)



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. (ID810550)
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Robert
Leech.

