



Reigate, Surrey,

Offers in excess of £750,000



4



2



1

Robert
Leech .



An immaculately presented and beautifully extended, family home in the heart of Reigate situated in the highly regarded “Lesbourne Village”. The kitchen/family room is the real star of the show!

The front door is to the side of the property with a cosy sitting room to the front aspect with a bay window to the front elevation and an attractive feature fireplace which creates a lovely focal point to the room.

The kitchen has been extended in recent years to create a fantastic bright and spacious family kitchen/dining room with bi-folding doors giving direct access out to the Mediterranean style garden.

On the first floor there are three bedrooms, one of these being a very well proportioned double bedroom and the family bathroom.

The top floor comprises the master suite, an excellent sized bedroom with great views and large ensuite shower room with a bonus room that could be utilised as a nursery or home office.

The rear garden has been very tastefully landscaped to create a wonderful patio area to the rear of the house, the perfect space for outside entertaining with a pretty dwarf wall providing further seating options and attractively planted. The remainder of the garden has been laid with artificial grass with two storage sheds at the rear of the garden.



0.6miles
Reigate



6.9 miles
Gatwick



1.0 miles
Reigate

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- Mid terrace Victorian family home
 - 4 bedrooms & 2 bathrooms
 - Fabulous kitchen/dining/family room
 - Delightful Mediterranean style rear garden
 - “Lesbourne Village” location
 - Walking distance to town centre & station
 - Living space 1,414 sq ft
 - Convenient for local amenities
 - Downstairs WC



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 provides a comprehensive range of local shops and boutiques with an M&S Simply Food and Jo Malone. There are also a good number of restaurants, artisan cafes, bakeries and patisseries including Chalk Hill Bakeries, Cullenders, The Chapel & Canakin. Local independent restaurants provide a wealth of international cuisine, including, Lebnaani, Monte Forte Pizza, Carmona Tapas, Saffron Summer Indian and Island House – international food in addition to many favourite High Street names. Reigate Priory Park offers many acres of open parkland and excellent facilities including tennis courts, skate park and a cafe.

Commuting to London from Reigate station takes around 40 minutes into London Bridge or Victoria. Gatwick airport in 15 minutes, along with routes to a variety of other destinations, whilst The Channel Tunnel is within a 90 minute drive.

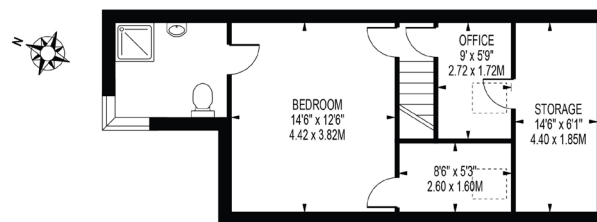
FAQs

- Reigate District Council
- Council tax D £2,014.49pa
- Total living space 1,414sq ft.
- Tenure freehold

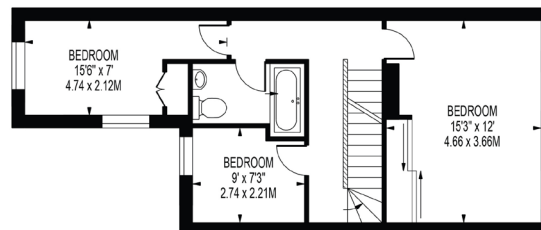


ALBION ROAD

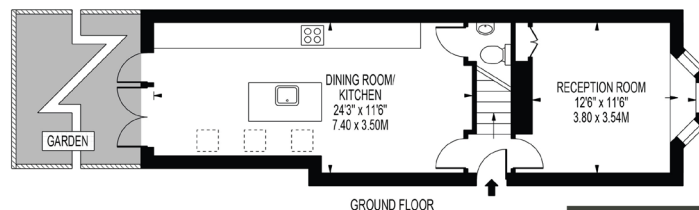
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1414 SQ FT - 131.33 SQ M



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



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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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