



11 Cornfield Road

Reigate, RH2 7HF

Fixed Price £850,000



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Robert
Leech



An immaculately presented four bedroom, semi-detached Victorian family home, with a fabulous kitchen/dining/family room - created by the current owners and a truly wonderful hub of the home.

To the front of the house there is a cosy and inviting sitting room, with a feature fireplace creating a focal point to the room. The original kitchen has been reimagined and is now a large and practical utility room with an additional usefull pantry area, providing fantastic storage. There is further storage in the hall under-stairs cupboards.

To the rear of the house is the real "wow" factor. The house has been extended and fitted with a superb Stoneham kitchen, an extensive range of high gloss units with high specification appliances including two separate ovens, dishwasher, fridge, Quooker tap, induction hob and underfloor heating. There is ample space for a large table and chairs and further space for a sofa if desired. Bi-folding doors give direct access to the rear garden.

On the first floor there are two excellent sized double bedrooms and a single which is currently utilised as an office. The bedroom to the front of the property has two windows that flood the room with natural light, the second double has views over the rear garden. The family bathroom sits in the middle of the two bedrooms and has recently been refurbished to a high standard with beautiful ceramic tiles to the walls, Amtico flooring and contemporary black fittings.

The second floor comprises a beautiful master suite with a Juliet balcony giving views over the rooftops, an ensuite shower room and a clever dividing wall that has created a dressing area.

The house has the benefit of a huge amount of eaves storage - full width in the front eaves and covering the entire floorspace as the bedroom below to the rear.

The rear garden has been attractively landscaped to give a Mediterranean feel, with white washed dwarf wall with charming bench set within, topped with stone. Steps lead up to the remainder of the garden which is mainly laid to lawn with a brick built BBQ area to enjoy during the summer months.



0.8 miles
Reigate



6.8 miles
Gatwick



1.2 miles
Reigate

- Handsome semi detached Victorian home
- Fabulous kitchen/dining/family room
- 4 bedrooms & 2 bathrooms
- Close to many of the local schools
- Walking distance to the town & station
- Local amenities close-by on Lesbourne Road
- Mediterranean style garden
- Useful utility room & walk in pantry area



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. In addition to familiar chains, Buenos Aires Argentinian Steak House and Gigging Squid Thai Restaurant are perennial favourites. For delicious lunches, The Chapel and Cullenders 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.

FAQs

- Reigate and Banstead District Council
- Council tax band D
- Total living space 1,336 sq ft.
- Tenure - Freehold
- Victorian built
- EPC D
- Gas fired central heating



CORNFIELD ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1470 SQ FT - 136.56 SQ M
(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 134 SQ FT - 12.45 SQ M



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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