



Reigate, Surrey

Guide price £465,000



3



2



2

Robert
Leech .



A very well presented 3 bedroom home, with lovely recently fitted kitchen, good sized rear garden, off road parking for 2 cars and a bonus loft room, in such a convenient location for local shops & amenities and local schools whilst being just over a mile from Reigate town centre itself.

The accommodation has been delightfully modernised by the current owner and has bright rooms throughout.

On the ground floor the sitting room is welcoming and homely with a gas fireplace creating a focal point and an understairs cupboard providing good storage. The kitchen has been refurbished with an attractive range of cupboards and a gorgeous solid wood worktop, there is space for appliances, there is also a wonderful full size larder cupboard offering ample space for the storage of dry goods. Through from the kitchen there is a cute dining area which could also be utilised as a study area if so desired and a back door gives access out to the garden. The bathroom is fitted with a white suite.

On the first floor the master bedroom has windows to the front elevation and an ensuite shower room, there are two further bedrooms on this floor. A contemporary spiral staircase leads up to the bonus loft room which is of good size, with velux windows and eaves storage.

There is off road parking for two cars on the driveway to the front of the property.

The rear garden is of excellent size and a real sun trap! The garden is mainly laid to lawn with an extensive patio area providing the perfect space for table and chairs. There are two sheds with the benefit of power and light. The garden backs onto allotments which gives a lovely green backdrop & seclusion to the garden.



1.1 miles
Reigate



7.9 miles
Gatwick



1.7 mile
Reigate

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- 3 bedroom terraced home
 - Close to local shops & amenities
 - Short distance to Reigate town centre
 - Good for many of the local schools
 - Bonus loft room of good size
 - Lovely sunny good sized garden
 - Recently fitted kitchen with wood worktops
 - Ensuite shower room to the master bedroom
 - Off road parking for 2 cars
 - Backing onto allotments



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 provides a comprehensive range of local shops and boutiques including Jo Malone, Space NK and M&S Simply Food. There are also a good number of restaurants and cafes including The Chapel, Urban Kitchen, Costa & Starbucks. Local restaurants include Cullenders, Pizza Express, Wagamama's, Nandos and Bills. The area offers a wide range of sporting facilities including rugby, cricket, and tennis clubs. For golfers local courses include Reigate Heath, Betchworth Park, Walton Heath and the RAC Club at Epsom.

Reigate station into London 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

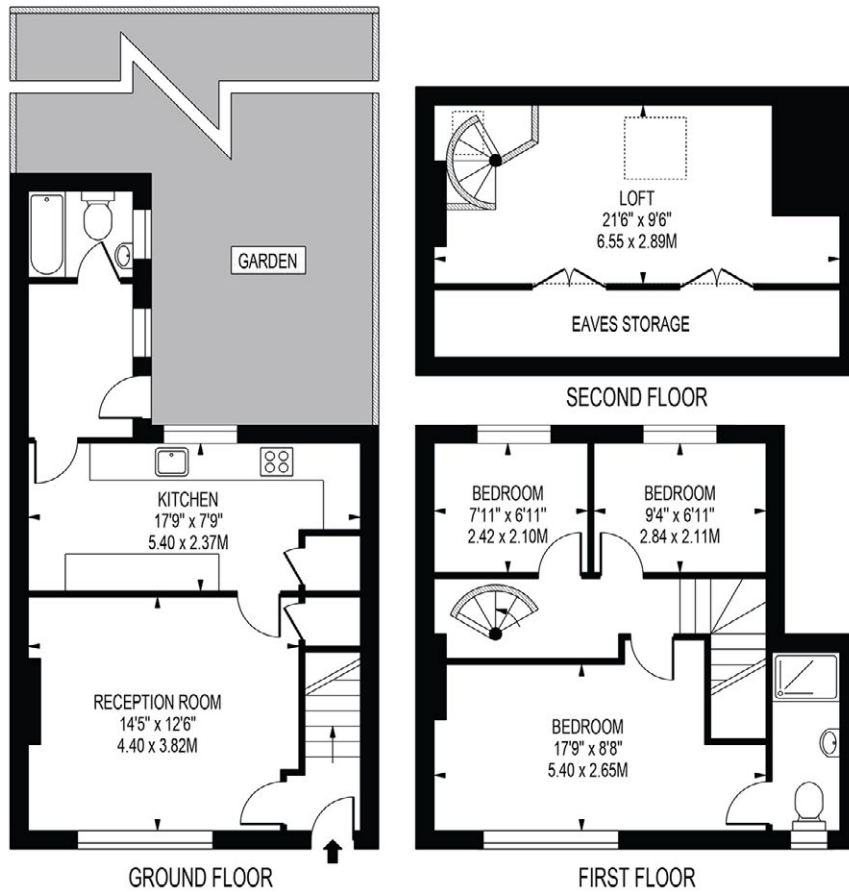
- Reigate & Banstead District Council
- Council tax band D
- Internal floor area 1,115 sq ft
- Gas central heating



ALEXANDER ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1115 SQ FT - 103.57 SQ M
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 85 SQ FT - 7.92 SQ M



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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