



Reigate
Guide Price £525,000

Robert
Leech. 



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The ground floor has been refurbished with luxurious wood effect flooring throughout the sitting/dining area, with a wonderful bright & open plan feeling. The kitchen is to the rear of the property and has been comprehensively fitted with a range of wall and base units with integrated appliances, tiled floor and bifolding doors give access out into the garden.

On the first floor there is a large double bedroom to the front elevation, a smaller bedroom and the family bathroom. The family bathroom has been refurbished to a high standard. The second floor provides a third bedroom which is of excellent size and has the benefit of eaves storage cupboards.

The rear garden has a decked area across the back of the bifold kitchen doors, providing the perfect space for table and chairs for outside entertaining with steps up to an attractive terraced area.



At a glance

- Mid terraced Victorian family home
- Refurbished by the current owners
- 3 bedrooms & 1 bathroom
- Open plan to the ground floor
- Delightful kitchen with bifolding doors to the garden
- Low maintenance garden
- Very convenient location
- Close to local shops & amenities
- Short walk to Reigate town centre & station
- EPC - D

Location

Located in the heart of Lesbourne village with its independent butchers, bakery, convenience shop as well as public house and restaurant, the property is also only 0.5 miles from Reigate High Street which 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, cafes and coffee shops including The Chapel, Urban Kitchen, Costa & Starbucks. Local restaurants include Cullenders, Pizza Express, Wagamama's, Nandos and Bills. Reigate train station is under 1 mile distant to the town and provides rail links to London Victoria and London Bridge as well as Brighton and Gatwick airport. The area has an excellent selection of schools locally including Reigate St Marys, Reigate Parish School, Reigate Priory School and Dunnotar.

Intrigued?

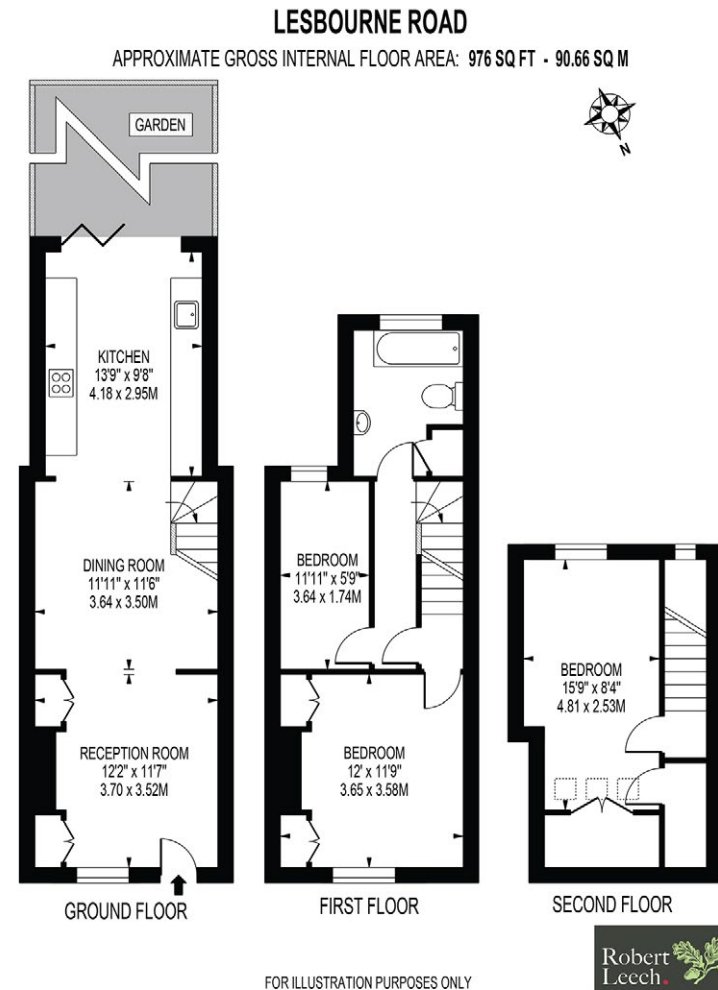
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Robert Leech. REIGATE OXTED LINGFIELD