



Reigate
£625,000

Robert
Leech. 



A three bedroom period home located in a super convenient location with off street parking. Moments from priory park and Reigate town centre the property is also within catchment for local highly regarded local schools.



Nestled in the heart of “Lesbourne Village,” known for its charming array of shops and cafes, this Victorian residence is well presented throughout. Ideally positioned just a stone’s throw away from Priory Park and a mere stroll to Reigate town centre, it is within the current catchment area for both Priory and Reigate schools. On to the top floor there is the principle bedroom featuring a spacious walk-in wardrobe.

On the first floor there are two additional bedrooms and a well-appointed family bathroom. On the ground level, a cozy sitting room, convenient WC, and a modern kitchen/dining area beckon, complete with bi-fold doors leading to a picturesque rear garden.

Descending to the basement level, you’ll find two additional rooms, one serving as a utility space and the other as a versatile study/family room.

Outside, off-street parking awaits at the front, while the rear garden boasts a delightful raised patio area.



At a glance

- Three bedroom home
- Located on a highly regarded road
- Within easy reach of Reigate town centre and Priory Park
- Within close proximity to highly regarded local schools
- Flexible basement accommodation
- Internal floor area 1112 sq ft
- Council Tax Band C Reigate & Banstead Borough Council

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, Hatay and Lebani 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, whilst The Channel Tunnel is within a 90 minute drive.

Intrigued?

01737 246246

reigate@robertleech.com

1-3 High Street
Reigate Surrey
RH2 9AA

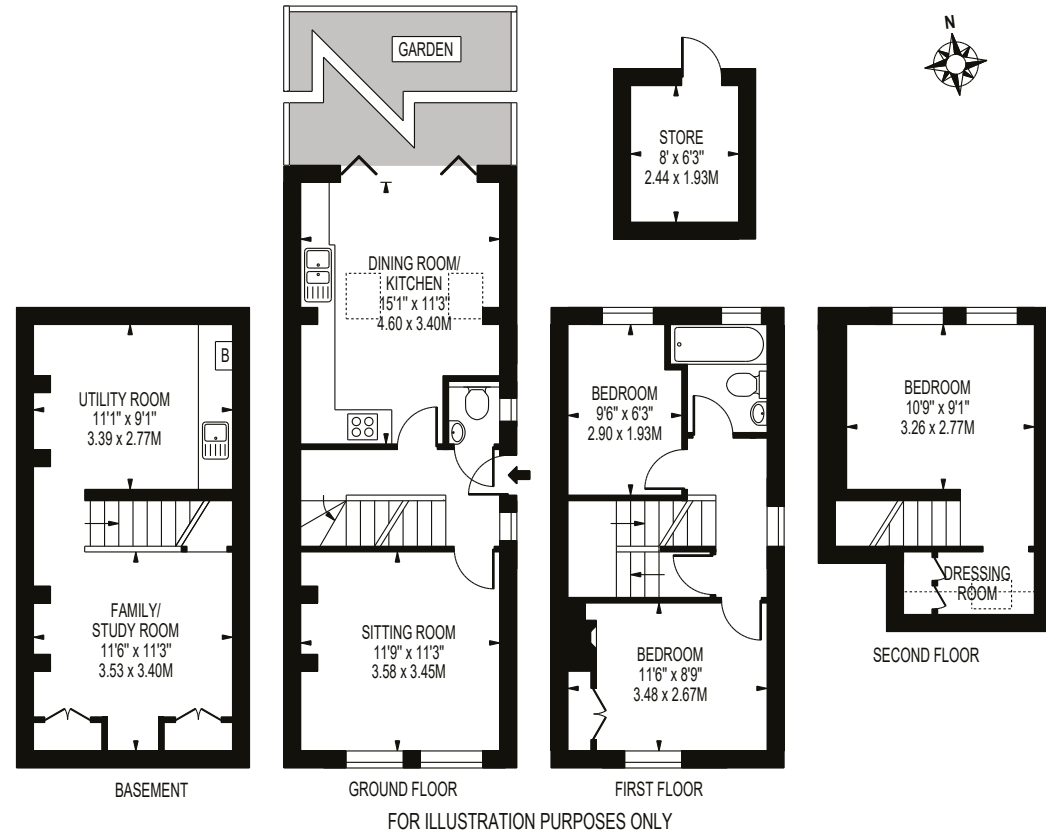
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LESBOURNE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1112 SQ FT - 103.29 SQ M
(EXCLUDING STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORE: 51 SQ FT - 4.71 SQ M



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