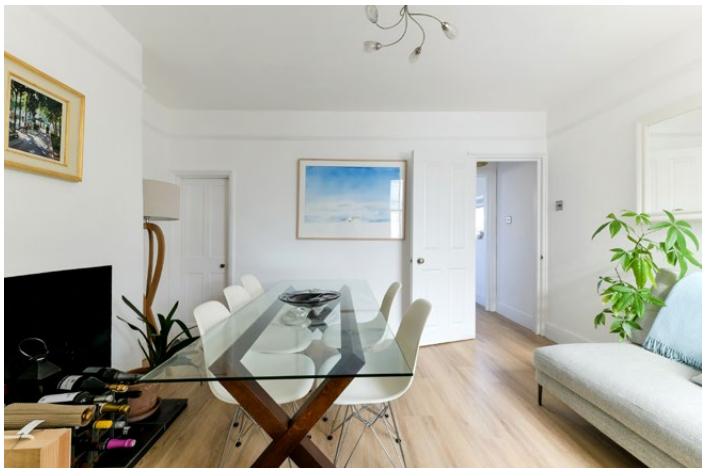




Reigate  
Guide Price £599,950

Robert  
Leech. 



This beautifully presented three bedroom, two bathroom, Victorian family home is set on charming residential cul de sac, within a short walk from Reigate town centre and train station. Offered to the market with no chain.



The property comprises a living room with sash windows which leads to a dining room with a large under stairs cupboard and a fitted kitchen with an adjacent utility room overlooking the garden.

On the first floor is a large double bedroom across the front of the property with a further double room at the back, alongside a spacious family bathroom. The principle bedroom with en-suite bathroom is situated on the top floor.

Outside the rear garden is mainly laid to lawn with a decking area that attracts the sun all day.



## At a glance

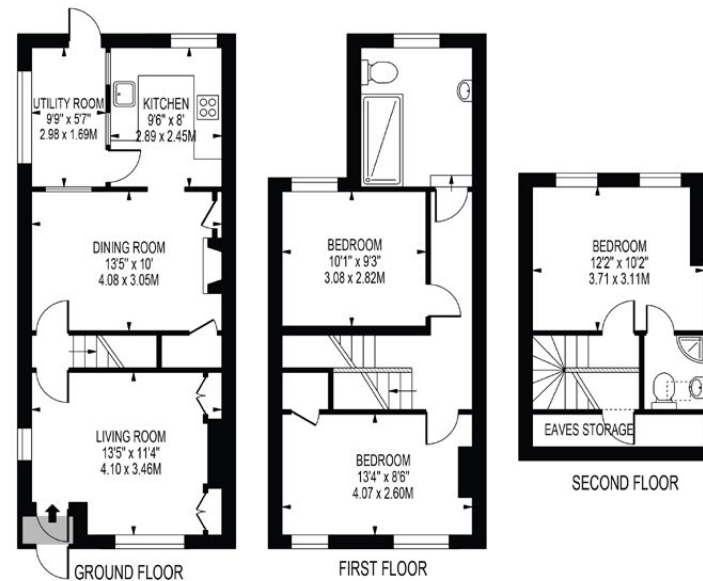
- Three bedroom Victorian home
- Loft conversion with en-suite
- Quiet cul-de-sac location
- Within easy reach of Reigate town centre
- No chain
- Well presented throughout
- Council tax band D
- EPC D

## Location

Situated in Surrey, Reigate is a picturesque market town, with a reputation for excellent schools, and a number of Outstanding Primary Schools nearby, restaurants and independent shops. Priory Park, just a short walk away, is a favourite with residents, boasting vast amounts of beautiful open space, a lake and large play park for children.

A great choice for commuters, the town is positioned just off of the M25 and boasts regular trains to central London and Brighton. It is also located within easy reach of larger towns, including Redhill and Crawley, as well as Gatwick and Heathrow airports.

**NORBURY ROAD**  
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1079 SQ FT - 100.20 SQ M  
(INCLUDING EAVES STORAGE)  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 32 SQ FT - 2.96 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.



## Intrigued?

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**Robert Leech**

REIGATE OXTED LINGFIELD