



Reigate  
Guide Price £535,000

Robert  
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An immaculately presented semi detached property, located in a popular and convenient location. The property has been renovated and extended by the current owners to create modern and open plan accommodation. With the benefit of off street parking and long rear garden.



An immaculately presented two bedroom semi detached property, located in a popular residential location. The property has seen a full renovation by the current owners, including rewiring, new boiler and replumbed and replastered throughout. They have also extended the property to create an extremely inviting open plan kitchen/dining room with bi fold doors opening onto the long garden.

The shaker style kitchen has an extensive range of cabinets and a delightful island makes the whole space ideal for entertaining, high quality appliances and a ceiling lantern allowing natural light to fill the room. To the front of the house there is a separate reception room with a log burner creating a lovely focal point and making the room incredibly cosy in the winter months. A useful downstairs cloakroom completes the ground floor accommodation.

Upstairs there are two bedrooms, one of which is currently being utilised as a home office but has the benefit of a fitted cupboard. The master bedroom has been beautifully decorated with feature half height panelling and a walk in wardrobe. The bathroom is of excellent size with a separate shower cubicle in addition to the bath, and the luxury of underfloor heating.

Outside there is off road parking for two cars on the driveway, a side access leads down to the rear garden which is of good size, mainly laid to lawn with a delightful patio providing the perfect space for table and chairs for outside entertaining in the summer.





## At a glance

- Semi detached house
- 2 double bedrooms
- Large bathroom
- Fabulous open plan kitchen/dining room
- Completely renovated by the current owners
- Long rear garden with delightful patio area
- Off street parking for two cars on the driveway
- Convenient location
- Council tax D

## Location

Reigate's 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. Pubs stand alongside chic bistros and sophisticated bars and restaurants. In addition to familiar chains, Buenos Aires Argentinian Steak House and Giggling Squid Thai Restaurant are perennial favourites. For delicious lunches, The Chapel and Bru & Bear 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, just over 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.

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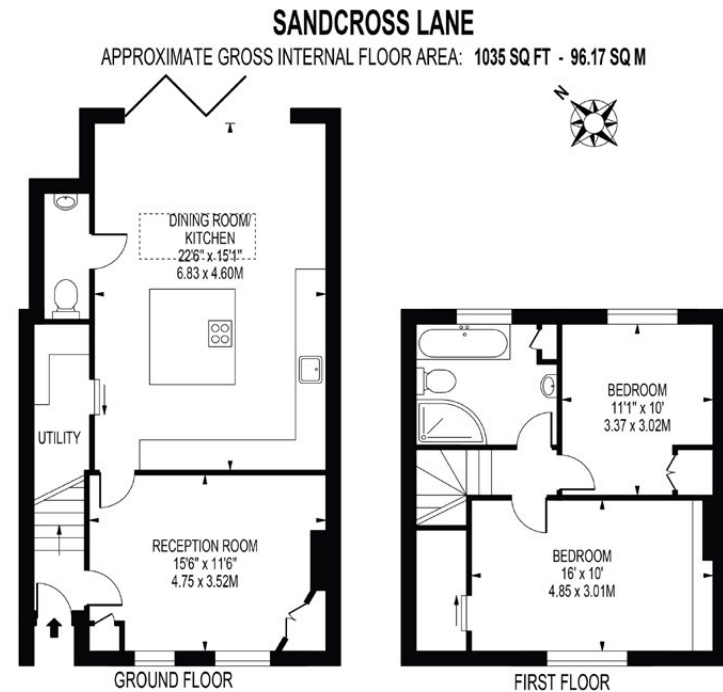
## Intrigued?

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REIGATE OXTEAD LINGFIELD