



9 Birkheads Road, Reigate

Reigate

Guide Price **£1,700,000**



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Reigate

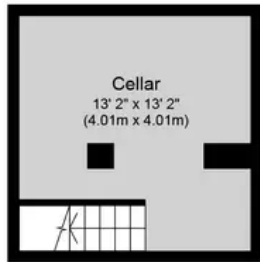
Beauty is in the eye of the beholder, and this beholder believes this is one of the best looking houses in Reigate. If its character and charm, just a stones throw from Reigate train station you are looking for, then this house, built in 1862, is the house for you. Built out of Reigate stone and presented in excellent condition throughout, the house is just a 5-7 minutes walk to Reigate town centre and has current catchment for both Holmesdale and Priory schools. Entering a stunning original stone portico, into a large hallway with character features at every turn, the house has three reception rooms, large kitchen/dining/family room, utility room, downstairs shower room and cellar. Upstairs are four bedrooms, family bathroom and separate wc. Outside to the front is off street parking for a least 5 cars and to the rear a lovely aspect across the garden towards St Marks church, with mature shrubs and trees, patio and large shed and wood store.

Council Tax band: G

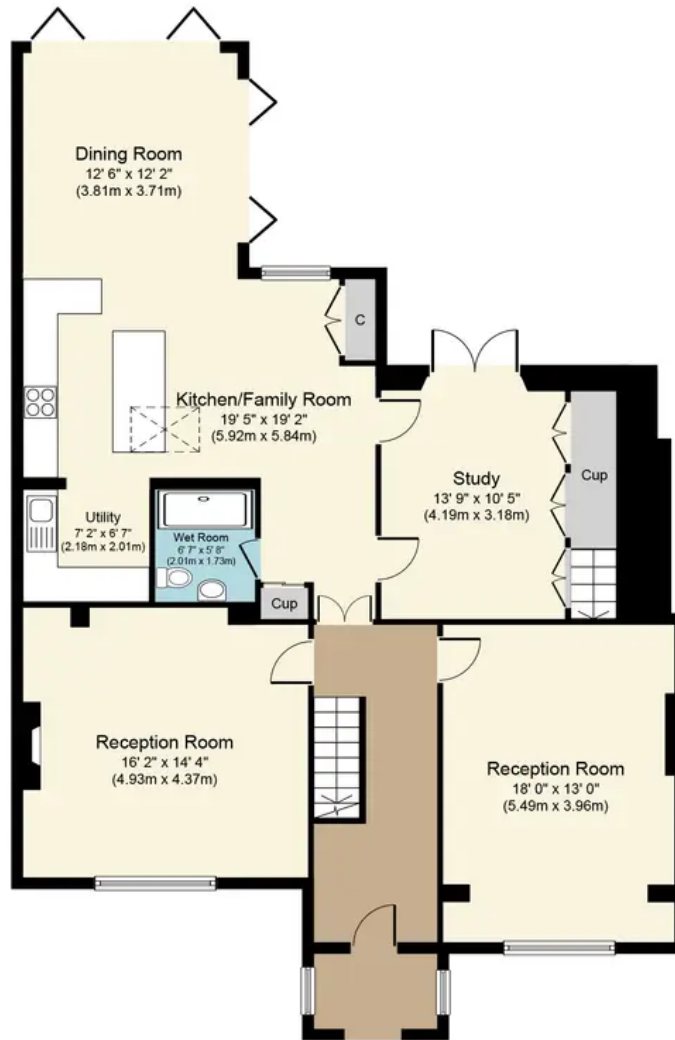
Tenure: Freehold



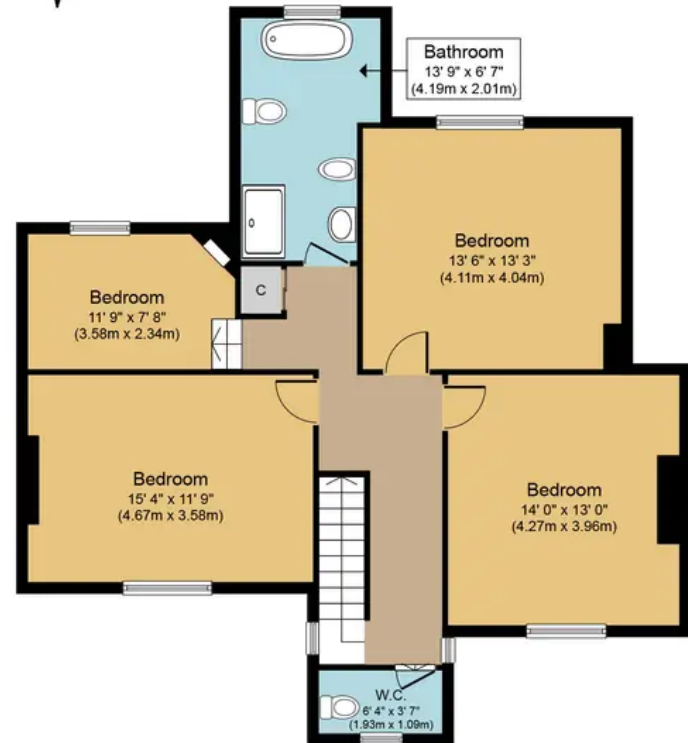




Basement
 Approximate Floor Area
 175 sq. ft.
 (16.3 sq. m.)



Ground Floor
 Approximate Floor Area
 1,379 sq. ft.
 (128.1 sq. m.)



First Floor
 Approximate Floor Area
 975 sq. ft.
 (90.6 sq. m.)



Birkheads Road, RH2
Approx. Gross Internal Floor Area 2529 sq. ft (235 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.