



12 Ledbury Road, Reigate

Guide Price £800,000



12 Ledbury Road

Set in a peaceful cul-de-sac right in the heart of central Reigate, just a 2 minute walk to the town centre, 3 minutes to Priory Park and 5-7 minutes walk to the train station, with current catchment for both Holmesdale and Priory schools, this terraced Victorian house is presented in good order throughout. On the top floor is the main bedroom with en-suite, on the first floor are two further bedrooms and a family bathroom. Downstairs is a sitting room, dining room and separate kitchen. Outside to the rear is a pretty west facing garden with patio and shed. The property is on a private road with plenty of parking for residents and visitors only.

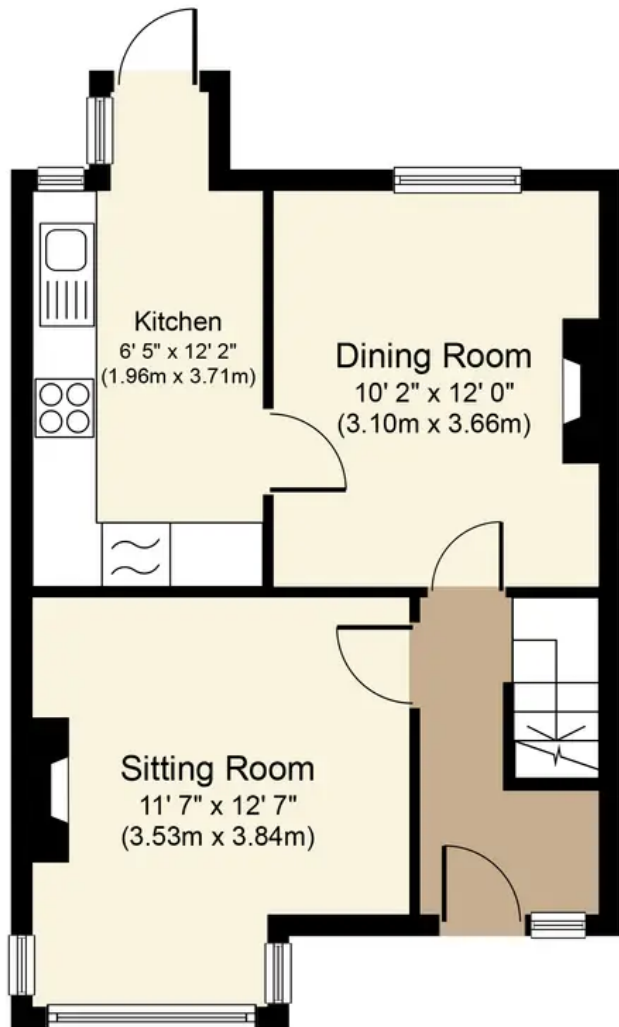
Council Tax band: D

Tenure: Freehold

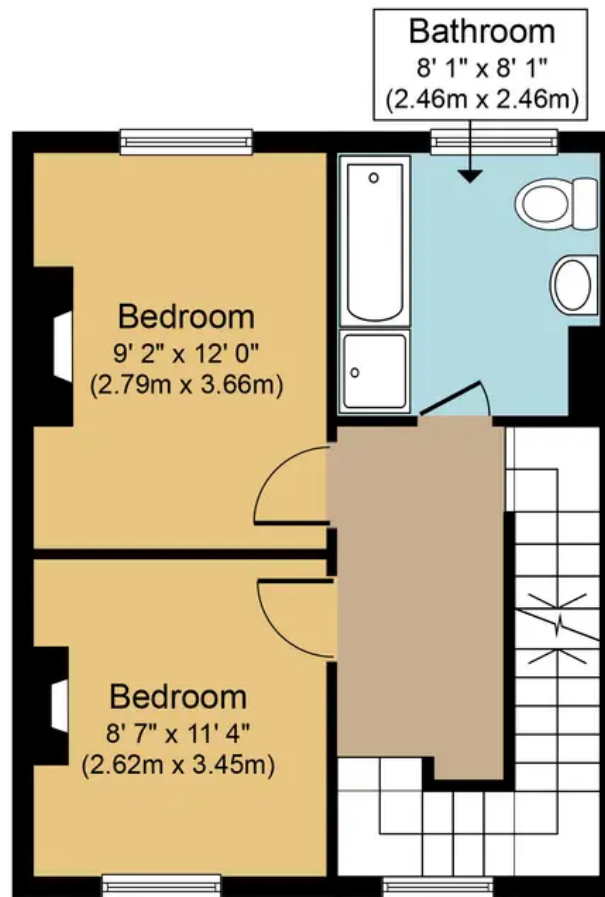
- Set in a peaceful, private cul-de-sac right in the heart of central Reigate
- 2 minute walk to the town centre, 3 minutes to Priory Park and 5-7 minutes walk to the train station
- Private road with plenty of parking for residents and visitors only
- Pretty west facing garden with patio and shed



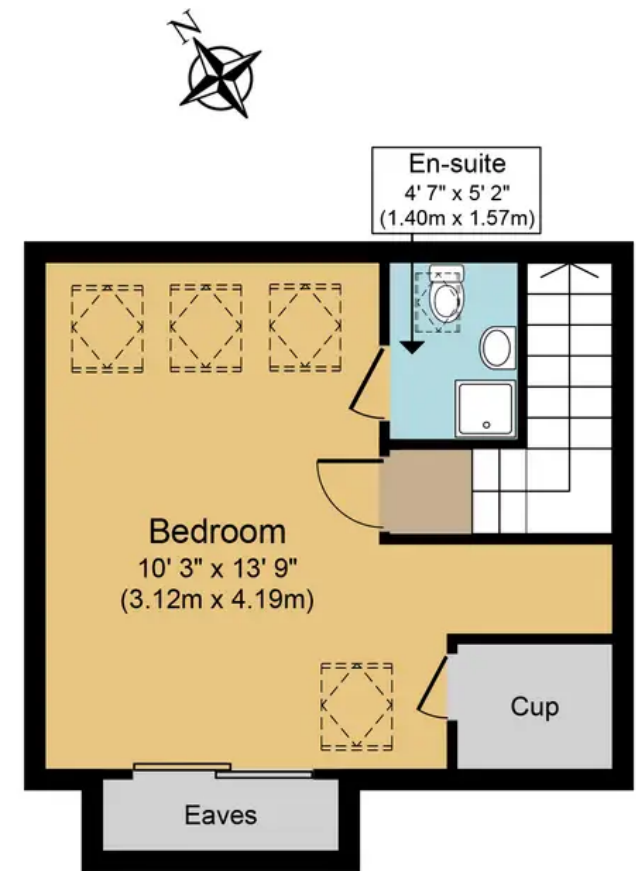




Ground Floor
Approximate Floor Area
417 sq. ft.
(38.7 sq. m.)



First Floor
Approximate Floor Area
387 sq. ft.
(36.0 sq. m.)



Second Floor
Approximate Floor Area
289 sq. ft.
(26.8 sq. m.)

Ledbury Road, RH2

Approx. Gross Internal Floor Area 1,093 sq. ft. (101.6 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.