

Allingham Road
Reigate
Surrey
£400,000



RALPH JAMES

FLOOR PLANS



Allingham Road, Redhill
 Total Area: 80.3 m² ... 865 ft² (excluding eaves storage)
 FOR ILLUSTRATIVE PURPOSES ONLY.

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IN A NUTSHELL



Pretty garden



Two double bedrooms



Bright living & dining room



Family bathroom



Separate kitchen



Driveway



WHAT'S GREAT?

This pretty end of terraced home has its own private driveway big enough for two cars (a real luxury within Reigate) as well as an electric car charging point! The front door is located on the side of the property, to your right at the front of the property is the living room, a great size room with natural light flooding in from the bay window you can enjoy a quiet night in in front of the beautiful fireplace.

Making your way back through the hallway, you have the dining room where you can easily fit in a generously sized dining table. Although not officially open plan, the layout allows you to stay social whilst you're busy conjuring up something yummy in the kitchen whilst your guests sit around catching up.

The kitchen has a rustic and country feel to it, with beautiful wooden counter tops, cream cupboards and a stylish metro tiled splashback that adds a dash of colour. From here you can open the back door and be lead out to the easy to maintain private garden space. During the warmer months you can have the doors wide open to let in some fresh air whilst you're outside enjoying a BBQ as you dine al-fresco!

Upstairs there are two double bedrooms, both of which have plenty of space to get creative with your layout, potentially adding in some built-in wardrobes. The family bathroom is also on this floor, including a three-piece suite with a shower over the bath and storage space.

The loft space has been converted into an additional room, currently being used as an office this is ideal for those who are able to work from home and need to get away from the busy household. There is also access into the eaves offering a great amount of storage space.

Within easy walking distance of Reigate High Street, with its selection of unique shops, restaurants and cute pubs with some great gardens, perfect in the summer. Reigate Station have great connections into the city, helping to cut down on your long commute and creating a better work/life balance.



Thomas likes it because....

"This home is in a great location, close to a variety of schools and you have Priory park just around the corner. You are close enough to town that you are still able to walk in but you are still far enough away from the main buzz of the high street and Redhill Town is also just a 10 minute car drive away."

SELLER'S SECRET

'We've loved our 10 years in this house, moving in as a young couple, and moving on as a young family. We also love the location, so much so we're staying local. Bike rides and walks in the local hills, a stroll into Reigate through Priory park and its '100 acre wood', to favourites; Chalk Hills Bakery, Monte Forte Pizzeria or Pilgrim Brewery. We also love being close enough to nip to the beach for an afternoon/evening picnic. We are proud to have been part of this cottages' 100yr+ history and hope the next owner enjoys their chapter here as much as we have. (PS. Garden comes with mint, bay, rosemary, blackcurrant, fennel & a fig tree!)"

CLOSE TO HOME

- | | |
|--------------------------|-----------------------------|
| Reigate Bell Street 0.9m | Reigate Station 1.4m |
| Sandcross School 0.3m | The Daisy Chain 0.3m |
| Reigate School 0.9m | Reigate Grammar School 1.4m |
| Dovers Green School 1m | Redhill Station 2.5m |
| Gatwick Airport 6.9m | East Surrey Hospital 2.4m |

To buy or not to buy...

RALPH JAMES



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