



25 Allingham Road, Reigate, Surrey, RH2 8HU

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JAMES DEAN
ESTATE AGENTS

JamesDean are delighted to offer this immaculately presented two double bedroom terraced cottage situated in a pleasant location to the south side of Reigate town centre and Priory Park. The property benefits from a spacious lounge/dining room through to the kitchen/breakfast room. Upstairs there are two double bedrooms & a well appointed family bathroom. Outside the block paved drive provides off street parking and a well maintained rear garden with summer house/gym. Offered in very good decorative order throughout by its present owners and, in our opinion, would appeal to any individuals or a professional couple.

Reigate town offers a wide range of well-known high street brand names along with individual boutique shops, cafes & eateries. If you enjoy dining out, then Reigate will cater for almost every culinary delight. Whether it's breakfast, lunch or dinner you can choose from a wealth of favourites including: Bill's, Cote,



Wagamama, Café Rouge, Pizza Express, Nando's, Buenos Aires Steakhouse, Café Nero located within the Bell Tower, Costa and Starbucks. Reigate is also well known for its quality independent eateries, clothing shops, jewellers, hairdressers & barbers. Our personal favourites are Canakin a family run coffee shop located next to our high street office, Robert & Edwards Butchers selling a wide range of quality local produce.

Priory Park is very popular with families and keep fit enthusiasts, the facilities are fantastic with Tennis Courts, Skate Park, children's play park, lake & the café located in the heart of the park. At weekends the park is a popular attraction with Reigate's Park Run and other seasonal attractions throughout the year.

Reigate also boasts a range of highly regarded schools such as Reigate Grammar, Dunottar, Micklefield, Holmesdale, Reigate Priory, Reigate Secondary School and Reigate College.

It's also a very popular location for all types of commuter with direct links from Reigate train station to London Victoria.

Asking Price £390,000



Floor plan

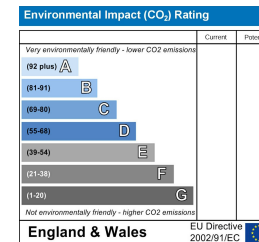
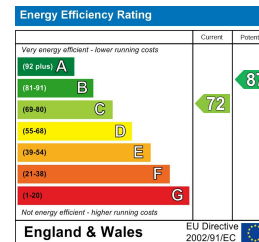


"Allingham Road, RH2"

Approx. Gross Internal Floor Area 828 sq. ft. (76.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.

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TENURE: Freehold
Council Tax Band:

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