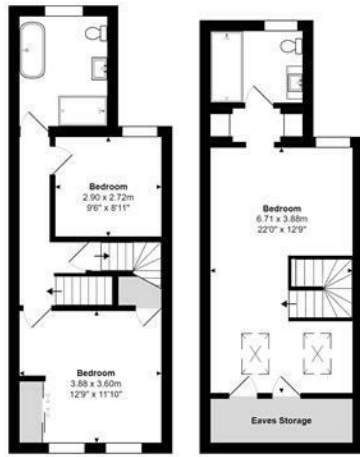


Albion Road
Reigate
Surrey
£650,000

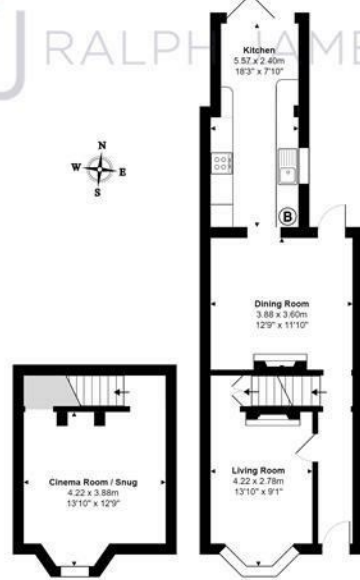


RALPH JAMES

FLOOR PLANS



First Floor Second Floor



Basement Ground Floor

Albion Road, Redhill
 Total Area: 140.3 m² ... 1510 ft² (excluding eaves storage)
 FOR ILLUSTRATIVE PURPOSES ONLY.
 Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.
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IN A NUTSHELL



Pretty & easy to maintain garden



Three bedrooms



Separate living & dining room, plus basement/home cinema



Family bathroom & master en-suite



Chic modern kitchen



Street parking



WHAT'S GREAT?

This pretty Victorian home is something quite spectacular. You will step inside and instantly be blown away at the standard of finish. Located in the popular 'Lesbourne Village' area, within walking distance to a variety of local schools, shops and Priory Park.

Warm and inviting, the living room at the front of the property is a great size with high ceilings and a tall bay window letting in natural light all year round. From here you gain access to the basement that has been adapted into a home cinema room! You can curl up on the sofa with your family and friends, grab some snacks and settle in for a movie night.

The large dining room has an exposed brick feature wall which gives the room a stylish and sleek finish. Although separate, the archway between the kitchen and dining room allows you to stay involved with the conversation whilst you're busy rustling up something delicious. The kitchen's dark teal fitted cupboards and black granite worktop is any budding chefs dream, its design is modern and sophisticated. At the end of the kitchen the bi-fold doors lead you out to the garden where you can sit on the patio with a refreshing glass of something cold and enjoy the warmer summer evenings.

On the first floor there are two double bedrooms, both are excellent sizes with plenty of room to add in additional furnishings to create a relaxing and cosy place to unwind at the end of the day. The family bathroom has a shower cubicle as well as a free-standing bath where you can enjoy a good book and let the bubbles soak away the stresses of the day.

The master bedroom is on the second floor, like the rest of the house it's finished to high standard and truly breath-taking. With endless space, wooden flooring, large sky lights letting in plenty of light, and space for a desk or even an armchair, this bedroom is really unlike any other. There is also an en-suite bathroom with gorgeous mosaic flooring and a large walk in waterfall shower. which adds a touch of luxury.





Thomas likes it
because....

"This home has been finished to the highest standard, although modern and bright you instantly feel a warm and welcoming feeling as you step inside. A personal favourite of mine, the home cinema in the basement is really something to boast about!"

SELLER'S SECRET

"The quiet, private garden and rear of the house benefit from having direct sunlight from morning to evening pretty much all year round. Albion Road, having no through traffic, is quiet, friendly, sociable and safe, with many young families living here. The excellent Parish Primary school is only 2 minutes walk away (with almost guaranteed access due to the catchment area limits) and the house also benefits from being within walking distance of both Reigate & Redhill train stations and town centres, Priory Park, and has numerous small shops just 2 minutes walk away in Lesbourne village. We have thoroughly enjoyed living in the property and will be sad to leave it."

CLOSE TO HOME

- | | |
|----------------------------|----------------------------|
| Reigate 0.3m | Reigate Train Station 1.0m |
| Redhill Train Station 1.6m | Reigate Priory School 0.5m |
| Pippas House Nursery 0.5m | Reigate Parish 160yds |
| The Venture Inn 0.3m | M25 Access 2.3m |
| Gatwick Airport 7.2m | East Surrey Hospital 2.2m |

To buy or not to buy...

RALPH JAMES



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