



EFFINGHAM ROAD, REIGATE, SURREY, RH2
GUIDE PRICE £975,000

HOUND & PORTER
FIND A HOUSE. MAKE IT HOME

Effingham Road, REIGATE, SURREY, RH2



- Four great double bedrooms
- Beautiful period features throughout
- Luxury fitted kitchen/Dining room
- Ever popular Lesbourne Village
- Master bedroom with ensuite & dressing Room
- Open plan sitting room with feature fireplace

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Approximate Area = 1633 sq ft / 151 sq m

For identification only - Not to scale



It's not often that a period home of this excellence is brought to the market, so we are incredibly proud to have been invited to do so. Built in 1868, this wonderful home has been fully renovated and has an exquisite balance between original features and modern luxury. Our current owners have, painstakingly, improved this home over the years to include a beautifully fitted kitchen with quartz worktop and sympathetically designed Velux windows swamping the room with light. The loft conversion is less than five years old and was designed to an incredibly high standard with a thoughtful French door looking over the rear garden.

What was once two reception rooms is now a lovely bright and airy living space with two fireplaces, bay window to front and arch to, the hub of the house, the kitchen/dining room. This family home offers incredible, flexible, accommodation with four good size bedrooms arranged over two floors, and a cellar currently set up as a cinema room. With private parking to the front and a tidy, enclosed rear garden with newly paved patio to the rear, this really is a home to be appreciated.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Hound and Porter Limited. REF: 638039

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LOCATION

This fabulous home is located just outside Reigate village centre in the very popular Lesbourne village. Reigate is less 0.6 miles away so a brisk walk will get you there in under fifteen minutes. The market town of Reigate is brimming with boutique shops, cafes and restaurants, Priory Park offers lovely dog walks and a central children's play area is accompanied by a central. Reigate main line station is under a mile away and offers great links to London and the South Coast. If you are looking for a period home, beautifully presented, this is the property for you.

TRANSPORT

Within easy reach of the A25, M23, M25 and Gatwick Airport

DISTANCE TO STATIONS FROM PROPERTY BY ROAD

• 0.7miles to Reigate Station • 2.0 miles to Redhill Station



DID YOU LIKE WHAT YOU'VE JUST SEEN?

Get in touch. We are more than happy to arrange a viewing, assist you with the complicated paperwork and find you the best local businesses to help during and after your move. We look forward to hearing from you.

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