



Front elevation

Delightful 3/4 bedroom extended semi-detached Victorian house offered in excellent condition throughout, close to central Reigate

57 Blackborough Road, Reigate, Surrey, RH2 7BU



Kitchen/dining room



Dining room

- Recently decorated in most rooms
- Double glazed and gas central heating with condensing boiler
- Rear extension to provide open plan kitchen/dining room with large sliding doors to decked area and garden
- 3 Bedroom, study/ bedroom 4
- Bright sitting room
- Fitted kitchen with high gloss finish
- Updated bathroom
- Interesting split level accommodation

GUIDE PRICE

**£545,000**

**LEWIS  
WHITE**

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**Accommodation:**

**Entrance hall:**

Stained glass to front door.

**Sitting room: 4.04m x 3.28m**

Bright south facing room with square bay window.

**Kitchen: 3.93m x 3.13m**

Fitted with a range of base and wall units in a white high gloss finish, worktops with glass up-stands. Integrated fridge/freezer, dishwasher, electric oven, gas hob and filter hood. Further storage cupboards with sliding doors, oak flooring leading into dining room.

**Dining room: 3.30m x 3.13m**

Bright room with full width sliding doors giving access to the raised decking, ideal for entertaining.

**Bedroom 3: 2.84m x 2.54m**

Dual aspect bedroom off half landing.

**Stairs down to lower ground floor.**

**Study/ bedroom 4: 3.94m x 3.36m**

Recently decorated and with new carpet this room has three double glazed windows and numerous storage cupboards.

These details are of course subject to any necessary consents and regulations. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessee shall satisfy themselves by inspection or otherwise as to their correctness. No omission or accidental error shall be a ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Purchaser.

**First floor:**

**Bedroom 2: 3.80m x 3.13m**

Bright double bedroom with fitted Victorian wardrobe.

**Bathroom:**

Super bathroom with an interesting design, white suite comprising bath with deluge shower fittings in chrome finish, pedestal basin and WC. Large fitted mirror.

**Bedroom 1: 4.33m x 3.4m**

Stunning room, large bright and just decorated!

**Rear garden:**

The rear garden has been landscaped to create a raised decking area adjacent to the dining room sliding doors, leading to level lawn down to a further decked area well screened by stocked raised beds.

**Front garden:**

This area provides off road parking for 1 car.

**Summary:** This is well planned home with flexible split level accommodation benefitting from an extension creating an open plan kitchen/dining area which is ideal for family life or entertaining. The house has been updated throughout and really is as good as it looks in our pictures.

**Council tax band: D**

**EPC Rating: Current 60 Potential 72**



**Sitting room**



**Bedroom 1**



**Bathroom**



**Garden**

