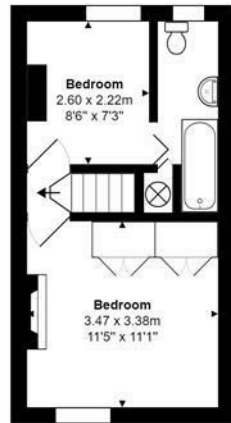


Lesbourne Road  
Reigate  
Surrey  
£350,000

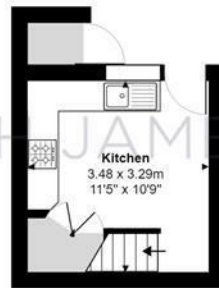


RALPH JAMES

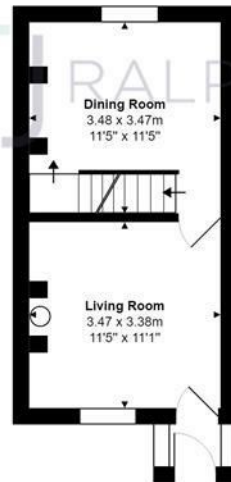
# FLOOR PLANS



First Floor



Basement



Ground Floor

Lesbourne Road, Reigate  
Total Area: 61.4 m<sup>2</sup> ... 661 ft<sup>2</sup>  
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, miss-statement or use of data shown.

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## IN A NUTSHELL



Sweet garden with side access



2 bedrooms



2 Reception rooms with beautiful exposed features



1 bathroom



Kitchen with stable doors leading to the garden



On road parking





# WHAT'S GREAT?

£350,000 - £375,000

These beautiful houses along Lesbourne Road have been sought after for many a year, not only due to their attractive architectural features, but also because of their proximity to so many popular amenities. There is an array of unique and individually owned shops and eateries. Waking up on a Saturday morning and popping to the Blue Cow butchers for some fresh bacon and eggs to cook up a delicious breakfast is a real treat. The florist always has fresh flowers on display and the antiques shop has some hidden treasures to be discovered.

Decorated in a neutral pallet throughout yet retaining some period features like the log burner set into a rustic fireplace and the restored wood flooring, this home is light and airy, yet warm and welcoming.

The lounge leads through to the dining room, with staircases leading to the kitchen or up to your bedrooms. The kitchen is the perfect place to entertain friends and family when preparing meals, as you can still have a natter whilst getting food and drinks ready and your guests relax. The stable door leads to a sweet garden with good quality, very low maintenance AstroTurf which looks great all year round. This space is ideal for anyone looking to entertain and enjoy a summer BBQ.

Upstairs, there are two generous bedrooms, one large master room at the front and the other a great child's bedroom or study at the rear with some lovely views. On this level there is also a modern family bathroom.

The Priory Park is beautiful for summer soirees, family outings and if you have children, there are some fantastic schools in the local area to choose from.



Ashley likes it  
because....

"This pretty cottage oozes with period charm, yet has everything for modern day living. Ideal for couples, first time buyers or even if you're downsizing, with peaceful residents yet close to amenities and transport. The exposed brick wall is a favourite feature of mine aswell as the log burner in the lounge perfect for those winter evenings"

## SELLER'S SECRET

"The obvious bonus to the location is having all the shops on our doorstep which we have loved. Having a barbers, hair dressers, bakers, butchers, fish and chip shop, florist, pub, wine shop, two off-licences and two cafes all within walking distance is brilliant. The coffee and cake they serve in the Two Many Cooks cafe practically opposite our house is amazing. We regularly hop across the road for a bit of indulgence!

Another great secret to the area is the local mobile pizza oven called Pizza Project which parks up on our road every Wednesday evening. You can phone ahead, order your pizza for whichever time you like and it's always ready bang on time freshly made. These pizzas are hand on heart the best pizzas we've ever had! This and the cafe opposite will be the hardest things to leave!

"The close proximity to the park has been invaluable to us. Nothing beats strolling 5 minutes down the road to Priory Park on a summer's day and the atmosphere everywhere is amazing."

## CLOSE TO HOME

Reigate Bell Street 0.3m

Reigate Train Station 1.0m

Redhill Train Station 2.2m

Reigate Priory School 0.3m

Leapfrog Day Nurseries 320yds

Reigate Parish 0.4m

Gatwick Airport 6.5m

East Surrey Hospital 4.0m

The Venture Inn 0.2m

M25 Access 1.6m



To buy or not to buy...

RALPH JAMES



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