



Guide Price
£800,000

Freehold

4x  2x  2x 

**Lesbourne Road,
Reigate, Surrey, RH2**

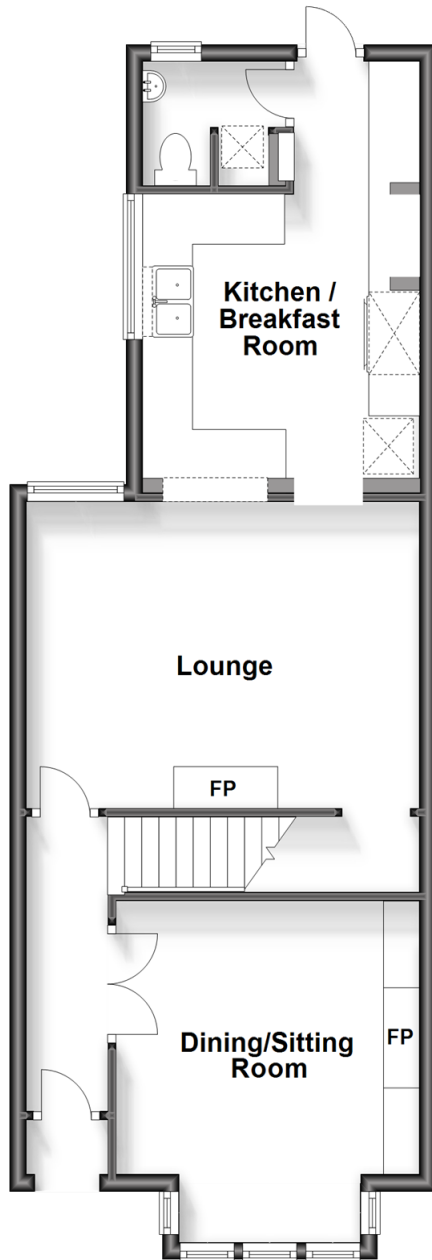
OVER 60?

Secure this property
for up to **59% less!**

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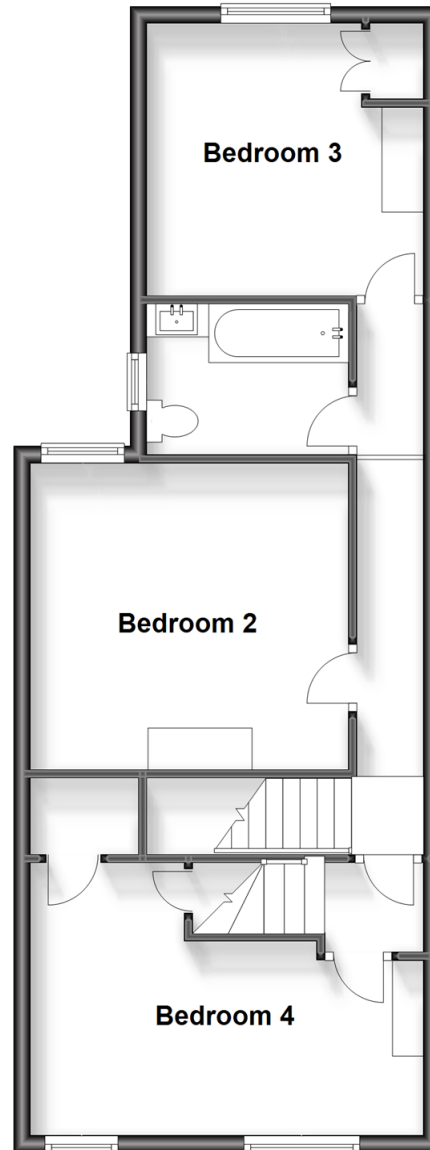
Split Level Ground Floor

Approx. 56.3 sq. metres (606.5 sq. feet)



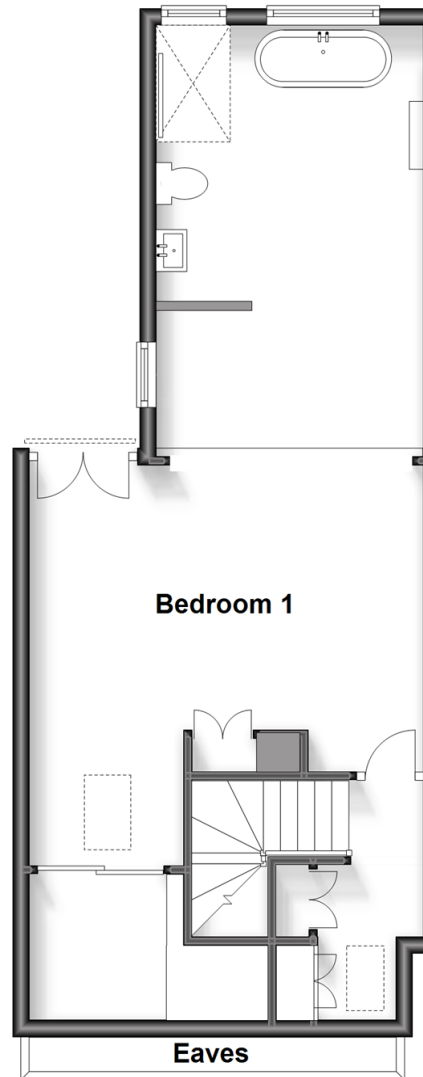
Split Level First Floor

Approx. 55.4 sq. metres (596.1 sq. feet)



Split Level Second Floor

Approx. 47.0 sq. metres (505.7 sq. feet)



Accommodation

SPLIT LEVEL GROUND FLOOR

Entrance Hall: 11'6 x 5'0 (3.51m x 1.53m)

Dining/Sitting Room: 15'6 maximum x 12'0 (4.73m x 3.66m)

Lounge: 13'8 x 12'0 (4.17m x 3.66m)

Kitchen/Breakfast Room: 15'0 maximum x 11'0 (4.58m x 3.36m)

Utility/Cloakroom: 5'7 x 4'7 (1.70m x 1.40m)

SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 2: 15'7 x 10'7 (4.75m x 3.23m)

Bedroom 3: 12'6 x 12'0 (3.81m x 3.66m)

Bedroom 4: 11'0 x 10'7 (3.36m x 3.23m)

Bathroom: 7'9 x 5'2 (2.36m x 1.58m)

SPLIT LEVEL SECOND FLOOR

Landing

Bedroom 1: 16'0 x 15'2 (4.88m x 4.63m)

Juliette Balcony

Walk-in Wardrobe: 5'8 x 5'8 (1.73m x 1.73m)

Built in Cupboard

Office Area: 10'10 x 5'0 (3.30m x 1.53m)

En-suite Bathroom: 10'7 x 10'4 (3.23m x 3.15m)

Eaves

OUTSIDE

Front Garden

Rear Garden

Shed & Greenhouse



Main features

- An exceptional Edwardian 3 storey house
- Modern kitchen/breakfast room, bathroom, utility/cloakroom
- Superb second floor suite with large bedroom, Juliette balcony, office area & large contemporary en-suite bathroom
- Great location opposite local amenities & shops
- Short walk to excellent schools, town centre & train station



Nearest Schools

Primary Schools: Reigate Priory Community Junior School 0.4 miles, St Joseph's Catholic Primary, Redhill 1.2 miles, Sandcross School 1.2 miles
Secondary Schools: Reigate Grammar School 0.9 miles, Dunottar School 1.0 miles, Reigate School 1.3 miles



Transport Information

Train Stations: Reigate 1.0 miles, Earlswood 1.8 miles, Redhill 2.0 miles



Address

Lesbourne Road, Reigate, Surrey, RH2



Directions

For directions to this property please contact us.



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Call Reigate Branch 01737 222020 ■ cubittandwest.co.uk



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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