



## Allingham Road, Reigate RH2 8HU

**Asking Price: £535,000** Freehold

A recently redecorated three bedroom property set on three floors and offered to the market with remainder of warranty, 16'1 x 8'11 modern integrated kitchen, 17'2 x 12'11 sitting room, underfloor heating, en-suite shower room, family bathroom, 25'1 x 11'1 main bedroom with useful eaves storage on 2nd floor, off street parking and low maintenance garden. Located just under 1.25 miles from REIGATE TOWN CENTRE which offers diverse shopping opportunities including a range of independent retailers, together with a good variety of bars, cafés and restaurants, and a good choice of schools nearby. The M25 can be accessed at the Reigate Junction 8 providing good motorway connections to London, Gatwick and the South coast and Reigate Railway Station offers services to Guildford, Reading, Redhill and London Victoria.



## **Allingham Road, Reigate RH2 8HU**

### **DOUBLE GLAZED FRONT DOOR**

Leading to:

### **ENTRANCE HALL**

Tiled floor with underfloor heating, stairs leading to first floor landing, understairs storage comprising drawers and push-out drawers, power points, telephone point, coved ceiling, thermostat and control panel for gas central heating, control panel for underfloor heating, door to:

### **DOWNSTAIRS CLOAKROOM**

Comprising low level w.c. with concealed cistern, inset wash hand basin with chrome style mixer tap, continuation of tiled floor, tiled splash-back, coved ceiling, down-lighter.

### **KITCHEN/BREAKFAST ROOM**

*4.90m (16' 1") x 2.72m (8' 11")*

Comprising a range of wall mounted and base level units, roll top work surface, integrated 4 ring gas hob with extractor hood over, space and plumbing for washing machine, integrated oven, integrated grill, integrated dishwasher, continuation of tiled floor with underfloor heating, coved ceiling, power points, front aspect Upvc double glazed window.

### **SITTING ROOM**

*5.23m (17' 2") x 3.94m (12' 11")*

Rear aspect Upvc double glazed windows, rear aspect Upvc double glazed patio door giving access to decking and rear garden, Amtico flooring with underfloor heating, coved ceiling, power points, understairs cupboard with fuse board and manifold for underfloor heating, wall mounted points for TV aerial, telephone and cat 5 cabling.

### **STAIRS LEADING TO FIRST FLOOR LANDING**

Cupboard housing water cylinder, pressurised system, door to:

### **FAMILY BATHROOM**

A white three piece suite comprising low level w.c., inset wash hand basin with chrome style mixer tap, tiled panel enclosed bath with separate shower over bath, tiled floor, tiled walls, chrome heated towel rail, wall mounted mirror with light, extractor fan.

### **REAR BEDROOM**

*3.94m (12' 11") x 3.20m (10' 6")*

Rear aspect Upvc double glazed window, radiator, power points, fitted double wardrobe with hanging rail and shelving, wall points for TV aerial, cat 5 cabling.

### **FRONT BEDROOM**

*3.94m (12' 11") x 3.53m (11' 7")*

Front aspect Upvc double glazed windows, radiator, power points, coved ceiling, wall mounted power points and cat 5 cabling, double fitted wardrobe with hanging rail and shelving, door to:

### **EN-SUITE SHOWER ROOM**

A white three piece suite comprising low level w.c. with concealed cistern, vanity unit with inset wash hand basin and chrome style mixer tap, shower cubicle, separate shower, tiled floor, tiled walls, wall mounted mirror with light, chrome heated towel rail, down-lighters.

### **STAIRS LEADING TO SECOND FLOOR LANDING**

Door to storage cupboard, door to:

### **MAIN BEDROOM**

*7.65m (25' 1") x 3.38m (11' 1")*

Front aspect and rear aspect sky-light windows, a range of fitted bedroom furniture comprising cupboards with hanging rail and shelving, power points, cat 5 cabling, TV aerial point, further radiator, down-lighters, access to loft via hatch, door to:

### **EAVES STORAGE**

*3.94m (12' 11") x 2.13m (7' 0")*

## **OUTSIDE**

### **REAR GARDEN**

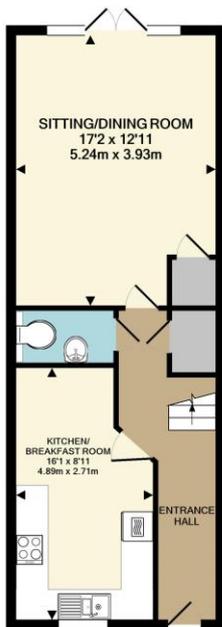
Area of decking, close board fencing, flower borders with railway sleepers, outside power point, outside lighting, side access, shingle pathway, canopied garden seat, timber built shed.

### **FRONT GARDEN**

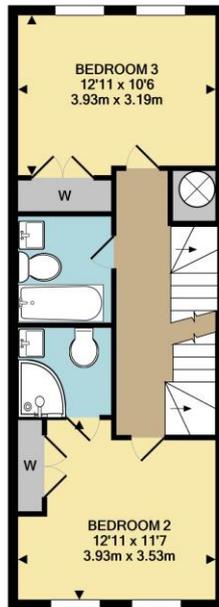
With OFF STREET PARKING.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

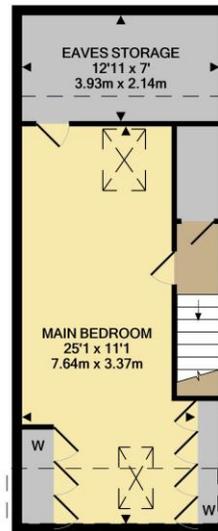
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
APPROX. FLOOR  
AREA 474 SQ. FT.  
(44.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 469 SQ. FT.  
(43.6 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 410 SQ. FT.  
(38.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1353 SQ. FT. (125.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**THOMAS  
& MAY**

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