



**7 CONEYBERRY, REIGATE, SURREY, RH2 7QA
OFFERS IN EXCESS OF £500,000
FREEHOLD**

Lovely, well presented family home, with parking for two cars and a superb, private garden.

Located just around the corner from an outstanding school, with two parades of local shops, this extended, three bedroom home is a real must see.

To the front there is an entrance porch, ideal for all your coats and shoes, beyond the porch is a good size hallway, with a double glazed window to the side and storage under the stairs. To the front is a a good size living room, then at the rear you have a stylish, extended kitchen, a separate dining room and a rear lobby with a WC and door to the back garden. On the first floor there are three good size bedrooms and a modern bathroom, as well as a landing with loft access.

At the front there is a private driveway that will accommodate two cars comfortably, you also have a side access which leads through to the 70ft rear garden, which has both patio and lawn areas, fenced boundaries, a brick built shed and a lovely woodland backdrop.

Reigate School is only a short walk from the house, as are Sweethaven and Treehaven Parades, which between them offer an impressive range of local shops, including an artisan bakery, traditional butchers, pharmacy, two Co-op locals and a selection of food outlets.

In addition, you are only 300 yards from the gorgeous Earlswood lakes, which has a great coffee shop and beautiful walks, perfect for dog walking and keeping the kids entertained. For further outdoor entertainment you have Priory Park, which can be found right beside Reigate's historic town centre, which itself features many high street shops, some wonderful restaurants and lots of pubs/bars to choose from.

- **CONVENIENT LOCATION**
- **STYLISH KITCHEN**
- **BATHROOM**
- **70FT REAR GARDEN**
- **COUNCIL TAX BAND: D**
- **THREE BEDROOMS**
- **LOUNGE AND DINING ROOM**
- **PARKING FOR TWO CARS**
- **SCHOOLS NEARBY**
- **EPC RATING: C**





ROOM DIMENSIONS:

ENTRANCE PORCH

ENTRANCE HALL
12'10 x 6'0 (3.91m x 1.83m)

LOUNGE
13'0 x 13'0 (3.96m x 3.96m)

DINING ROOM
9'1 x 9'0 (2.77m x 2.74m)

KITCHEN
14'9 x 9'9 (4.50m x 2.97m)

REAR LOBBY
4'10 x 2'8 (1.47m x 0.81m)

CLOAKROOM
5'1 x 2'7 (1.55m x 0.79m)

FIRST FLOOR

LANDING

BEDROOM ONE
11'3(min) x 10'11 (3.43m(min) x 3.33m)

BEDROOM TWO
11'0 x 9'0+recess (3.35m x 2.74m+recess)

BEDROOM THREE
10'1 x 8'1 (3.07m x 2.46m)

BATHROOM
7'10 x 5'7 (2.39m x 1.70m)

GAS CENTRAL HEATING

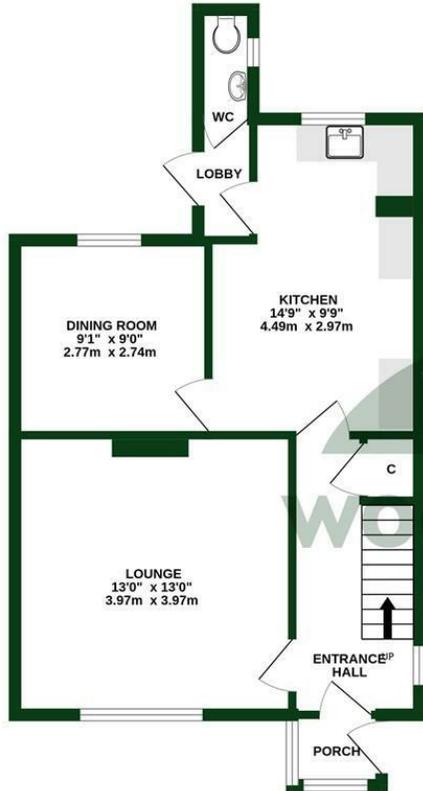
DOUBLE GLAZED WINDOWS

70FT REAR GARDEN

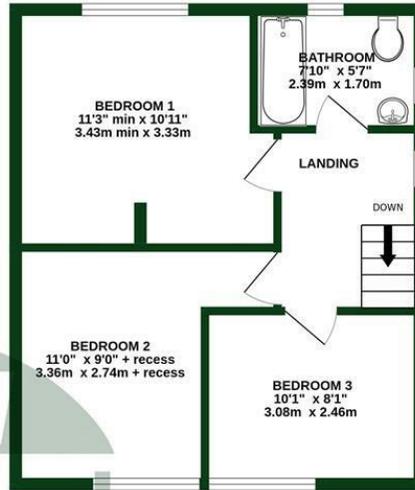
DRIVEWAY WITH PARKING FOR TWO CARS



GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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