



**56 KINGSLEY GROVE, REIGATE, SURREY, RH2 8DX**

**£675,000**

**FREEHOLD**

**\*\*\* SPACIOUS 1930'S BUILT, SEMI DETACHED HOME WITH A 95FT GARDEN, OFF ROAD PARKING AND A SUPERB OUTBUILDING \*\*\***

Located in a quiet side street just around the corner for a great range of shops and popular local schools, this well presented, semi detached home offer excellent space, with a modern, open plan layout.

Through the front door there is an entrance hall with storage under the stairs, and a cloakroom. The living space has a bright lounge to the front with a bay window and a fireplace, to the rear there is a kitchen and dining area with innovative triple sliding/opening doors leading to the garden. On the first floor there is a landing, two double bedrooms, a study or 4th bedrooms, and a well appointed shower room. On the top floor you have a superb principal bedroom with an en-suite bathroom and some excellent southerly views.

Outside there is parking to the front for up to three cars, a side access leads through to a well established rear garden, which extends around 95ft and has a south westerly aspect. There are a number of seating areas with a landscaped garden in between. In addition, there is a large outbuilding located at the foot of the garden.

Nearby there is a parade of shops which includes a Co-op, a family butchers and bakers, as well as a selection of food outlets. You have bus connections to both Reigate and Redhill towns, Reigate's historic town centre being the closest, offering a great selection of boutique stores, bars and restaurants.

- SPACIOUS HOME
- OPEN PLAN LIVING SPACE
- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING
- COUNCIL TAX BAND: D
- QUIET LOCATION
- 95FT GARDEN
- TWO BATHROOMS
- SHOPS NEARBY
- EPC RATING: C





#### ROOM DIMENSIONS:

**ENTRANCE HALL**  
13'3 x 5'8 (4.04m x 1.73m)

**CLOAKROOM**  
6'8 x 2'7 (2.03m x 0.79m)

**LOUNGE**  
12'11 x 12'2 (3.94m x 3.71m)

**KITCHEN/DINING ROOM**  
21'7 x 18'3 (6.58m x 5.56m)

#### FIRST FLOOR LANDING

**BEDROOM TWO**  
13'5 x 11'5 (4.09m x 3.48m)

**BEDROOM THREE**  
12'6 x 11'2 (3.81m x 3.40m)

**BEDROOM FOUR/STUDY**  
6'8 x 6'7 (2.03m x 2.01m)

**SHOWER ROOM**  
8'1 x 7'11 (2.46m x 2.41m)

#### SECOND FLOOR LANDING

**BEDROOM ONE**  
21'7 x 16'5 (6.58m x 5.00m)

**ENSUITE BATHROOM**  
8'7 x 6'5 (2.62m x 1.96m)

**GAS CENTRAL HEATING**

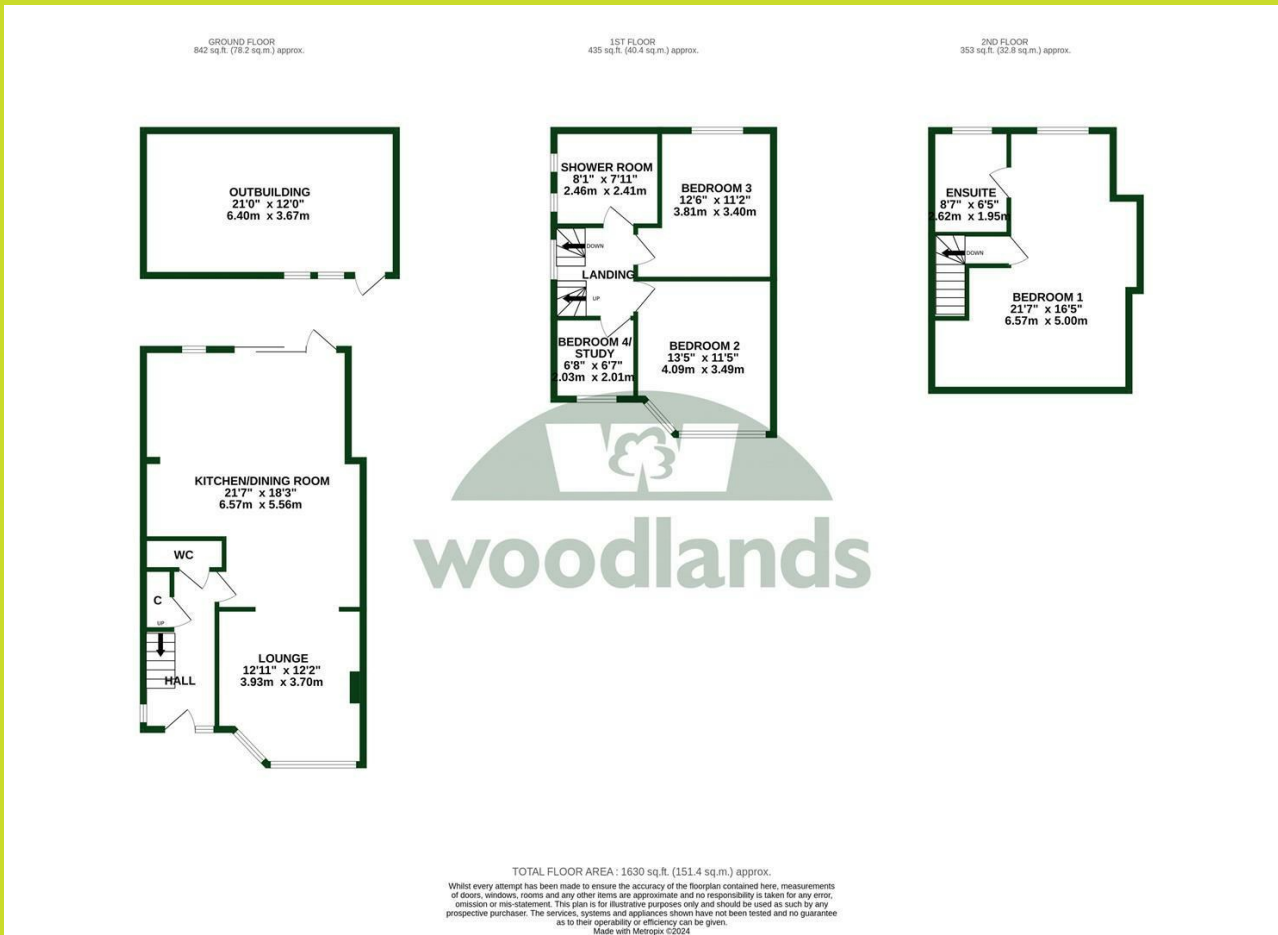
**DOUBLE GLAZED WINDOWS**

**OFF ROAD PARKING FOR UP TO 3 CARS**

**REAR GARDEN**

**OUTBUILDING**  
21'0 x 12'0 (6.40m x 3.66m)





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#### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 83        |
| (69-80) C                                   | 72                      |           |
| (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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