



82 Lesbourne Road, Reigate, RH2 7JX

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JAMES DEANE
ESTATE AGENTS

We're delighted to offer to the market this beautifully presented home packed full of charm and character. The property has been tastefully updated by the current owners however they've managed to retain the period features that you'd hope to see in such a home. These features include cast iron radiators, wood panelling, sash windows, feature fireplaces, decorative cornice & ceiling roses.

Arranged over four floors providing you with defined areas for all types of lifestyles, whether it's for day-to-day family time or entertaining this house caters for everything. A spacious open living room gives you more than enough space to relax and unwind kick back and watch the TV. Whilst on the lower ground floor dinner prep or social evening can be spent in a beautiful kitchen and dining room with access to the rear garden.



On the first & second floors you have the three bedrooms and a wonderful modern family bathroom.

The rear garden benefits from a paved patio area, the white washed retaining wall and steps lead to a lawn area with well stocked flower beds and a further decked patio.

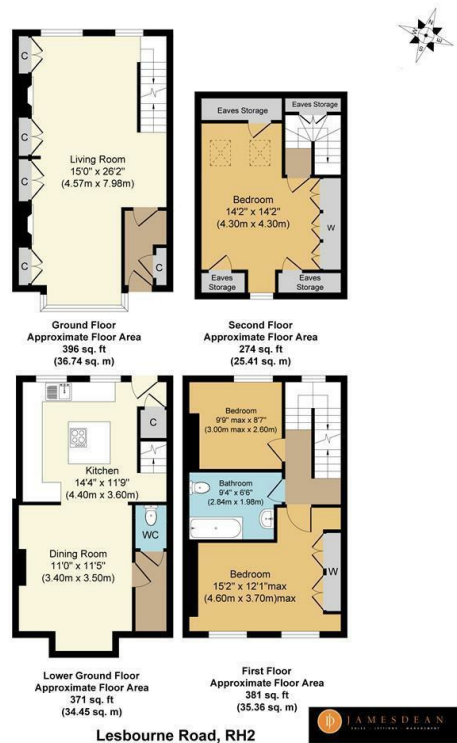
Reigate town offers a wide range of well-known high street brand names along with individual boutique shops, cafes & eateries. If you enjoy dining out, then Reigate will cater for almost every culinary delight. Whether it's breakfast, lunch or dinner you can choose from a wealth of favourites including Bill's, Cote, Wagamama, Pizza Express, Nando's, Buenos Aires Steakhouse, Café Nero located within the Bell Tower, Costa and Starbucks. Reigate is also well known for its quality independent eateries, clothing shops, jewellers, hairdressers & barbers. Our personal favourites are Canakin a family run coffee shop located next to our high street office, Robert & Edwards Butchers selling a wide range of quality local produce.

Priory Park is very popular with families and keep fit enthusiasts, the facilities are fantastic with Tennis Courts, Skate Park, children's play park, lake & the café.

Guide Price £695,000



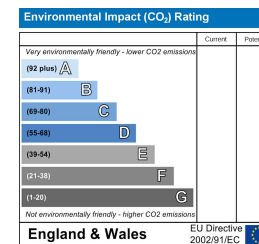
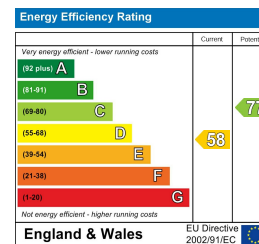
Floor plan



Lesbourne Road, RH2
Approx. Gross Internal Floor Area 1422 sq. ft / 131.96 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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TENURE: Freehold
Council Tax Band: D

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JAMES DEAN
ESTATE AGENTS

67 HIGH STREET, REIGATE, RH2 9AE
T: 01737 242331 F: 01737 243481
E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ
T: 01293 784411 F: 01293 784422
E: info@jamesdeanproperty.co.uk

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