



42 Blackthorn Road, Reigate, RH2 7NE
Offers In Excess Of £450,000



JAMES DEANE

E S T A T E A G E N T S

This attractive family home has been thoughtfully enhanced by the current owners to create a stylish and welcoming residence that effortlessly combines modern living with everyday comfort. Situated within a sought-after residential neighbourhood on the outskirts of Reigate, the property enjoys a convenient position close to a range of local amenities, highly regarded schools and excellent transport links.





This attractive mid-terrace family home combines contemporary styling with practical family living. The property has been thoughtfully upgraded by the current owners and is presented in excellent order throughout. Having already secured a chain-free onward purchase, they are now ready to make their move.

A welcoming entrance hall provides an impressive introduction to the home, leading through to a cosy yet elegant living room. Beyond lies the heart of the property – a delightful open-plan kitchen and dining space, ideally suited to modern family life and entertaining. Recently refitted, the kitchen features contemporary cabinetry, solid oak worktops and quality fixtures, whilst a newly installed boiler and replacement radiators throughout the property provide improved efficiency and comfort.

The first floor offers three generous double bedrooms, all benefiting from excellent storage provision, together with a stylish family bathroom finished in a contemporary design. A partially boarded loft provides valuable additional storage space.

Externally, the property continues to impress. The gated front garden has a blocked paved footpath whilst the tiered rear garden enjoys side access and offers a variety of spaces in which to relax and entertain. A useful outbuilding, incorporating storage, a utility area and a separate WC, adds further versatility and practicality.

Location is always key, and this property is no exception. Situated within a friendly and established community on the outskirts of Reigate, residents enjoy easy access to an excellent selection of local amenities, highly regarded schools and superb transport links. Reigate town centre offers an attractive blend of independent boutiques, cafés and restaurants, whilst the railway station provides convenient services to London. Gatwick Airport is also within approximately 15 minutes' drive, making the property ideally positioned for commuters and frequent travellers alike.









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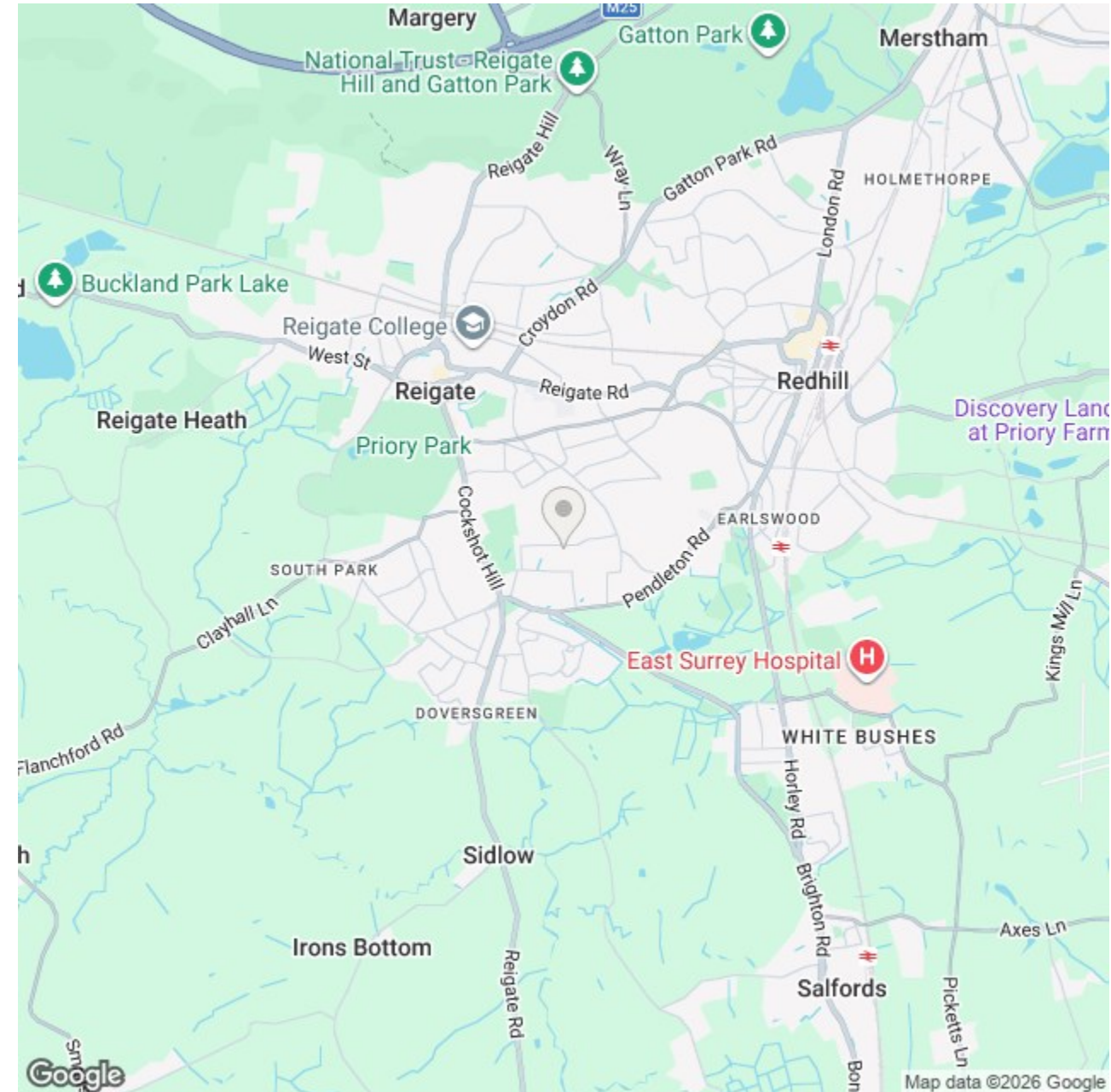


- Vendor Suited
- Open Plan Kitchen/Diner with Direct Access to Garden
- New Kitchen with Solid Oak Worktops and Cream Cabinetry
- All Radiators Upgraded along with New Boiler in 2018
- Cosy Living Room
- Three Double Bedrooms each with Storage Provision
- Contemporary Family Bathroom
- Tiered Garden with Side Access, Outbuilding and Patio and Lawned Area
- Close to Local Amenities
- Popular Residential Neighbourhood



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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



Internal Area: 1005.00 sq ft

Tenure: Freehold

Local Authority: Reigate & Banstead BC

Council Tax Band: D

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If so we can provide you with a free market appraisal.

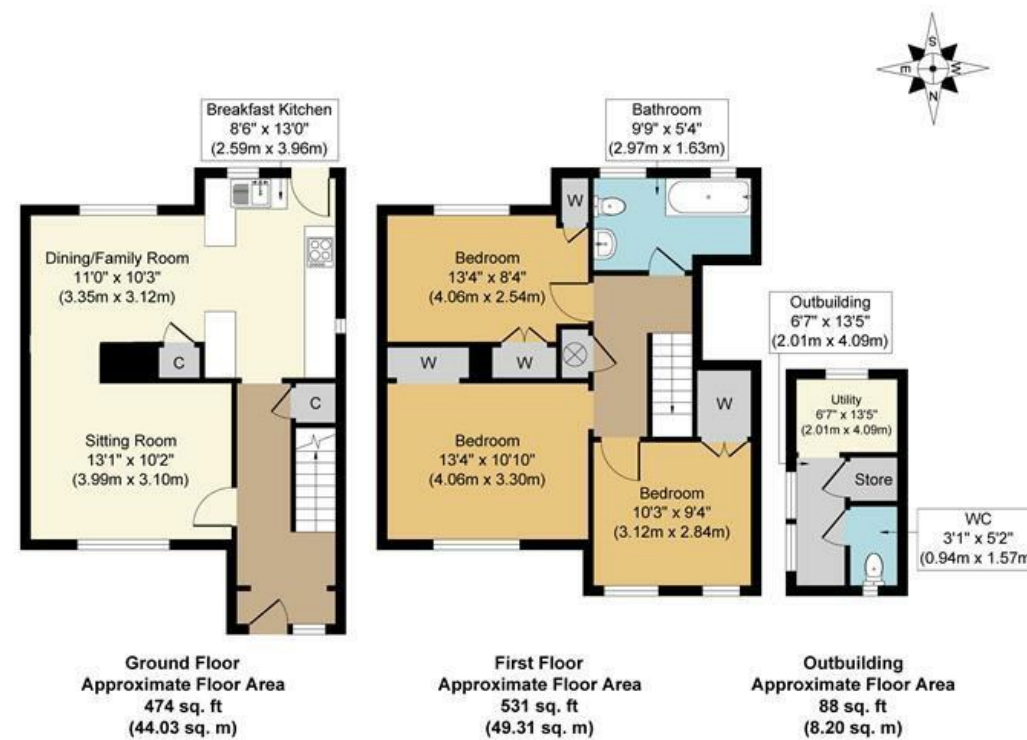
Do you need a solicitor?

We can provide you with no obligation quotes from our panel of preferred solicitors.

Do you need a mortgage?

We can refer you to our preferred panel of Independent Financial Advisors who have access to the whole of the marketplace.

FLOOR PLAN



Blackthorn Road, RH2

Approx. Gross Internal Floor Area 1005 sq. ft / 93.34 sq. m
 Outbuilding Floor Area 88 sq. ft / 8.20 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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