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BOND & SHERWILL



Allingham Road

Guide-Price: £400,000 - £425,000

Nestled on a row of Victorian properties within ideal proximity to Reigate Town Centre and the stunning Priory Park this two-bedroom, terraced cottage is perfect for first time buyers and commuters.

The interior benefits from a lounge, dining room, dual-aspect kitchen, two good-size bedrooms, bathroom and gas central heating. External benefits include a good-size rear garden and off-street parking.

Reigate and the surrounding area features a number of popular and highly-rated local schools, both state and independent, for all ages. These include Sandcross Primary, Dovers Green School, Reigate School, Reigate Parish Church Primary School, Reigate Grammar, Micklefield Primary, Holmesdale Primary and Reigate Priory. Reigate town centre offers an impressive range of shops from high street chains to boutique independents, restaurants, cafes, gyms and services. Priory Park is the perfect green space for walks while the surrounding area also offers many different leisure activities including golf courses, equestrian facilities, tennis clubs and cricket clubs. Local landmarks include the famous Reigate Caves. Reigate Railway Station offers services into Central London including London Bridge & London Victoria. Earlswood Railway Station can be used for Thameslink services and trains to Gatwick Airport, East Croydon, Farringdon, St. Pancras, Kings Cross and Brighton. The M23 can be reached at Gatwick Airport for access to the national motorway network.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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Lounge

The lounge includes wood flooring, feature fireplace with metal hearth & wood surround, double-glazed sash window, radiator, picture rail and coved ceiling.



Passage

Dining Room

The dining room includes wood flooring, internal window to kitchen, radiator, dado rail, cupboard under-stairs, metal hearth & surround and coved ceiling.



Kitchen

The kitchen is dual-aspect and includes partially-tiled walls, wood flooring, wall & base level units with work surface area, inset ceramic sink with stainless-steel mixer tap, radiator, space for washing machine, space for free-standing fridge-freezer, free-standing gas cooker with extractor hood, two roof windows, extractor fan and double-glazed single-casement window.



Passage

The passage includes cupboard, radiator and glass-panel door to rear garden.



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Bathroom

The bathroom includes tiled floor, panel-enclosed bath with electric shower, double-glazed single-casement opaque window, pedestal wash-hand basin, tiled walls, radiator, low-level W.C and extractor fan.



Landing

The landing includes loft hatch.

Bedroom One

Bedroom one includes wood flooring, radiator, double-glazed sash window, fitted wardrobe and coved ceiling.



Bedroom Two

Bedroom two includes wood flooring, dado rail, double-glazed sash window, cupboard housing Worcester boiler and coved ceiling.



Rear Garden

The mostly level rear garden is partially laid to lawn and partially laid to gravel with features including water tap, shed with power & lighting, summer house and side access via right of way through a neighbouring property.

Front Garden

The front garden includes off-street parking.



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GROUND-FLOOR
394 sq.ft. (36.6 sq.m.) approx.

FIRST-FLOOR
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA: 660 sq.ft. (61.3 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 Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	84
(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			
(92-100)	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	

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