



CLARENDONS

**D**OODS ROAD

REIGATE - SURREY

# DOODS ROAD

REIGATE  SURREY

- Four Bedroom House
- Three Reception Rooms & Study
- Sociable Kitchen/Dining Area
- Well Equipped & Modern Throughout
- Two Full Bathrooms
- Off Street Parking
- Generous & Private Rear Garden
- The Perfect Location
- Half a Mile from Reigate Town Centre & Train Station
- Draft Details Awaiting Vendor Approval



CLARENDONS

[www.clarendonsproperty.co.uk](http://www.clarendonsproperty.co.uk)

1 Effingham Road, Reigate, Surrey, RH2 7JN

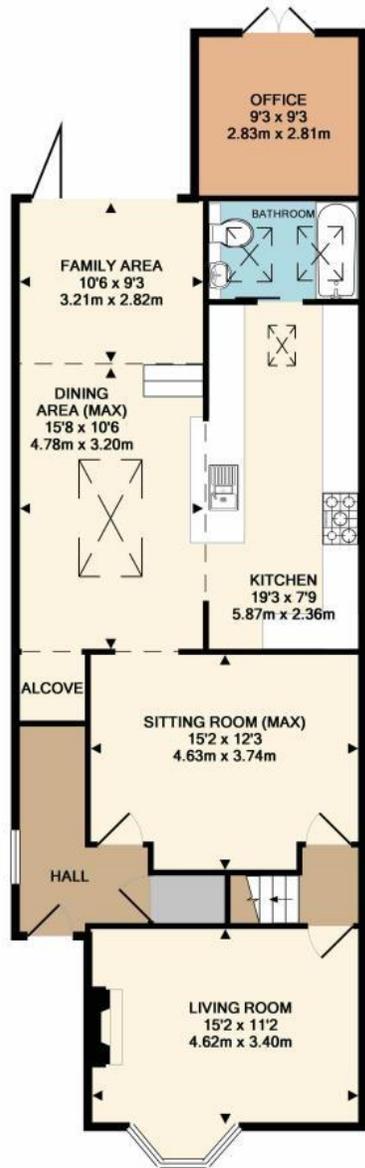
Tel: 01737 230 821

Email: [enquiries@clarendonsproperty.co.uk](mailto:enquiries@clarendonsproperty.co.uk)

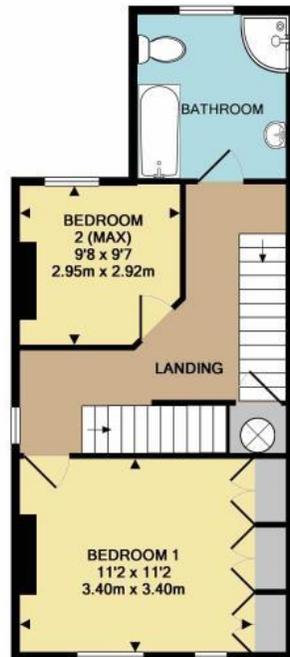


**ASKING PRICE: £850,000**

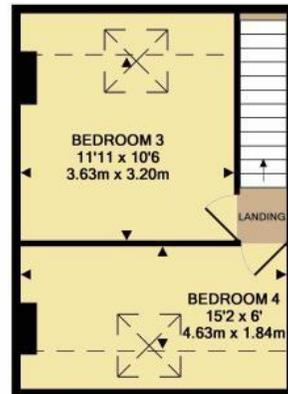
A fantastic four bedroom family home full of character situated in the heart of Reigate within a short walk of the town centre and mainline train station with M25 Junction 8 and Gatwick Airport a short drive away. Beautifully modernised accommodation arranged over three floors comprises on the ground floor; bay fronted living room, family room, downstairs bathroom and study with the real feature of the house being a well equipped kitchen open plan with dining area that is flooded with light through sky lights and patio doors to the garden. Stairs lead up to two double bedrooms and family bathroom with two further bedrooms on the second floor. To the front is an off street parking space and to the rear is a wonderful sun trap garden which is long and private, mainly laid to lawn with a patio area. Well-presented throughout the property is a medley of modern living with character features. Offered with no onward chain.



GROUND FLOOR  
APPROX. FLOOR  
AREA 1042 SQ.FT.  
(96.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 476 SQ.FT.  
(44.3 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 319 SQ.FT.  
(29.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1837 SQ.FT. (170.7 SQ.M.)  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>		56	(39-54) <b>E</b>
(21-38) <b>F</b>		58	(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England, Scotland & Wales		EU Directive 2002/91/EC	England, Scotland & Wales
			EU Directive 2002/91/EC
<p>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.</p>		<p>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.</p>	

**TENURE: Share of Freehold**

**COUNCIL TAX:**

**Band E**

**These details are for guidance purposes only and should not be relied upon as factual and do not form any part of any contract and their accuracy cannot be guaranteed**

**Please note that no appliances or systems have been tested. Unless advised, no warranty as to condition or suitability is confirmed. Purchasers are advised to obtain verification from their surveyor/solicitor**





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