



**37 Allingham Road.**

Reigate

In Excess of **£400,000**



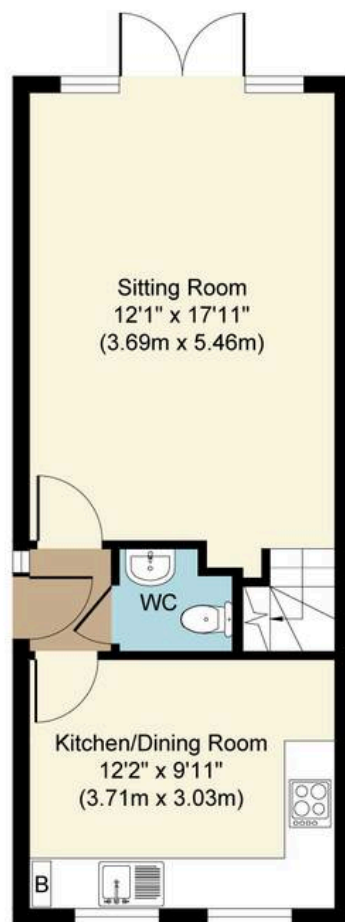
This modern two double bedroom semi-detached family home is situated in a pleasant residential position to the south of Reigate town centre, offering a superb blend of comfort, style, and convenience. The property is presented in excellent condition throughout and is ideal for buyers seeking a move-in ready home with no onward chain. Upon entering, you are greeted by a large reception room that provides a welcoming and versatile space for relaxation or entertaining guests. The spacious kitchen diner is thoughtfully designed, offering ample room for family meals and social gatherings, and is fitted with modern units and appliances. Upstairs, you will find two well-proportioned double bedrooms, both of which benefit from plenty of natural light and neutral décor to suit a range of tastes. The modern family bathroom is located on the first floor and features contemporary fittings, while a separate cloakroom with WC adds further convenience for residents and guests. Practicality is further enhanced by off road parking, making day-to-day living easier for those with vehicles. The property's location is particularly appealing, being within walking distance of local shops, Reigate Priory Park, and excellent schools for all ages, making it an excellent choice for families, professionals, or those looking to downsize without compromising on quality or location. With its low maintenance design, stylish interiors, and sought-after setting, this home offers a fantastic opportunity to enjoy all that Reigate has to offer. Internal viewings are highly recommended to fully appreciate the spacious layout and quality finish of this attractive semi-detached house.

Council Tax band: D

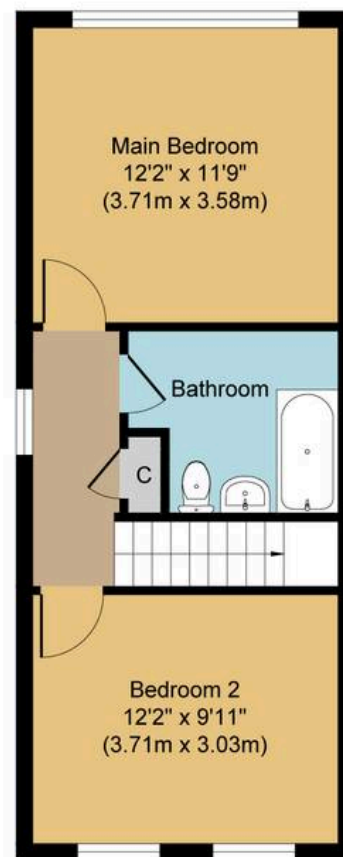
Tenure: Freehold







**Ground Floor**  
Approximate Floor Area  
395 sq. ft  
(36.73 sq. m)



**First Floor**  
Approximate Floor Area  
395 sq. ft  
(36.73 sq. m)

**Allingham Road, RH2**  
**Approx. Gross Internal Floor Area 790 sq. ft / 73.46 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.

