STONE



# *Albert Road North RH2*

£775,000

*“At Stone, we’re passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes.”*

*The Stone Family*





There is something immediately appealing about this Victorian semi-detached home.

Built before 1900, it retains the proportions and character of its period while having evolved for modern life. A private driveway provides off-road parking for one car, while the side entrance gives the house a traditional appeal.

To the front, the reception room is deliberately cosy: a space made for evenings and winter days. A broad bay window incorporates a built-in window seat with useful storage beneath, shielded by bespoke plantation shutters for privacy. Bespoke cabinetry sits neatly either side of the chimney breast, where a contemporary log burner forms a natural focal point, and a modern light fitting finishes the space.

The change of pace towards the rear is particularly effective. A modern extension has created an open plan kitchen, dining and living space in understated neutral tones, bringing considerably more light and volume to the everyday part of the house. The kitchen pairs linen-toned Shaker cabinetry with chrome hardware, integrated appliances and metro tiling.

Beyond the dining area, the living space sits directly before a wall of bi-folding doors, allowing the garden to become an extension of the room in warmer months. They open onto a raised stone terrace with plenty of room for a dining table and barbecue, overlooking the south-facing garden beyond. At the far end, a timber-clad garden room with dark grey French doors provides a dedicated home office — properly removed from the house, but only a few steps from the kitchen. A bathroom completes the ground floor.

Upstairs, three well-proportioned bedrooms make good use of the original Victorian footprint. A contemporary shower room serves the floor, with tactile Zellige-style tiling bringing colour, texture and a slightly handcrafted quality to the scheme.














BON
appétit

The location is one of the house's strongest assets. Albert Road North sits on the edge of the Nutley Lane Conservation Area, close enough to central Reigate that much of daily life can be done on foot. Reigate station is around half a mile away, while the historic High Street brings together independent shops, cafés, restaurants and everyday amenities within an easy walk.

There is a particularly good local at the end of the road, too. The Admiral has occupied the corner of Albert Road North and Nutley Lane since the Victorian period, making its pub garden an appealingly convenient option for an impromptu drink or pizza close to home.

For families, the surrounding area offers a broad choice of education, including Micklefield School, Holmesdale Community Infant School and Reigate Priory Community Junior School nearby, alongside Reigate Grammar, Reigate School and other state and independent options across the town. Nursery and early-years provision can also be found locally, adding to the practicality for younger families.

And when town gives way to green space, Priory Park is within easy reach. Its open lawns, lake, café, playground, tennis courts and sports facilities make it as useful for an after-school runaround as it is for a weekend walk or summer picnic. It is this combination that makes this part of Reigate so easy to settle into: period streets and a genuine neighbourhood feel, with the station, High Street, schools and acres of green space all close at hand.

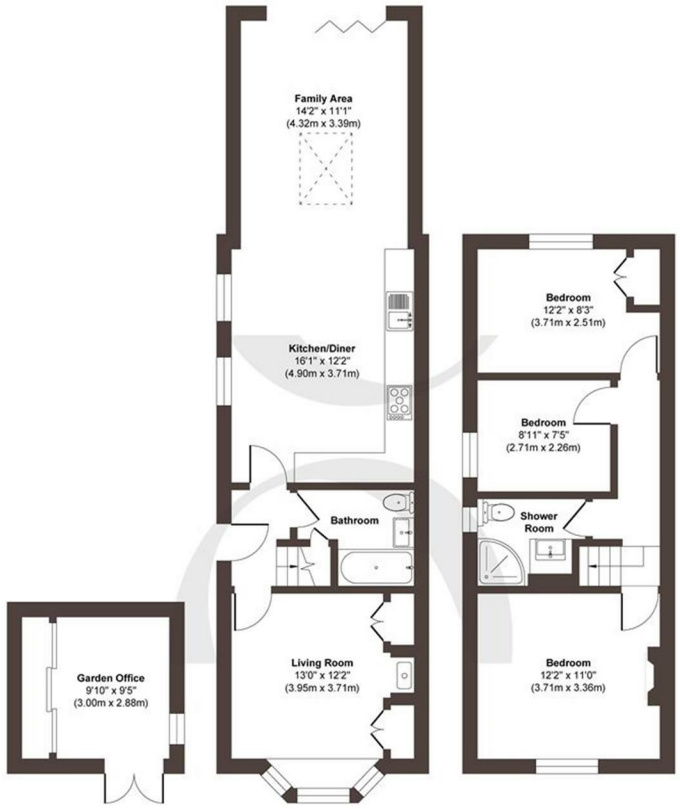





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NEST
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ROSE
SWAN
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WATCH
XYLOPHONE








**Approx. Gross Internal Floor Area 1096 sq. ft / 101.60 sq. m (Including Outbuilding)**
**Approx. Gross Internal Floor Area 1003 sq. ft / 92.96 sq. m (Excluding Outbuilding)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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# The *Details*

- *Characterful Victorian semi-detached home dating from before 1900*
- *Thoughtfully modernised and extended*
- *Off road parking for one car on private driveway*
- *Cosy front reception with bay window seat and log burner*
- *Extended open plan kitchen, dining and living space with contemporary kitchen design*
- *Bifolds open onto a south-facing garden with a separate timber-clad home office*
- *Three well-proportioned bedrooms and two bath/shower rooms*
- *Positioned on the edge of the Nutley Lane Conservation Area*
- *Walking distance of Reigate station, historic High Street and Priory Park*
- *Excellent choice of nurseries and schools within the surrounding area*

Energy Performance Certificate (EPC)

*Band D*

Council Tax Band

*D*

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# Let's *Talk*

01737 301 557
hello@stoneestateagents.co.uk
stoneestateagents.co.uk

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