



35 Blackborough Road

Reigate

Guide Price £1,000,000



## 35 Blackborough Road

This delightful 4-bedroom semi-detached Edwardian house is located in a sought-after road, with excellent schools nearby and within walking distance to Priory Park and Reigate train station. Presented in superb condition, this property perfectly combines modern conveniences with period features, creating an inviting and welcoming family home.

Inside, the house boasts three reception rooms, ideal for entertaining guests or providing space for a growing family. The converted basement offers additional living space, creating versatility for various needs. Upstairs, four well-proportioned bedrooms and two bathrooms ensure comfort and privacy for everyone.

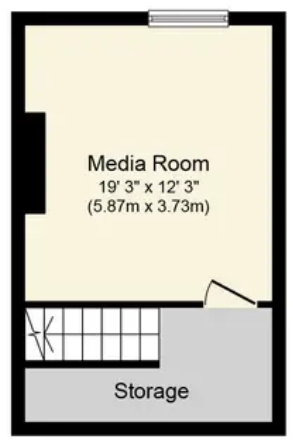
The outside space is equally impressive, with a private and secluded rear garden providing the perfect oasis for outdoor enjoyment. Whether it is unwinding on the patio or playing on the lush lawn, this garden offers endless possibilities. The lovely looking Edwardian façade enhances the overall kerb appeal. With off-street parking for two cars and a spacious garage, this property offers exceptional convenience and ample storage. Don't miss the opportunity to make this charming house your new home.

Council Tax band: E

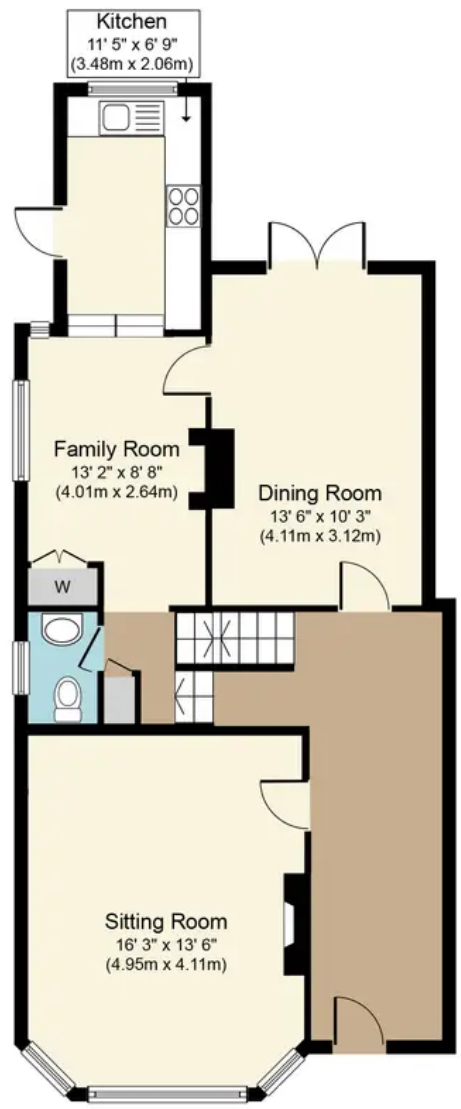
Tenure: Leasehold



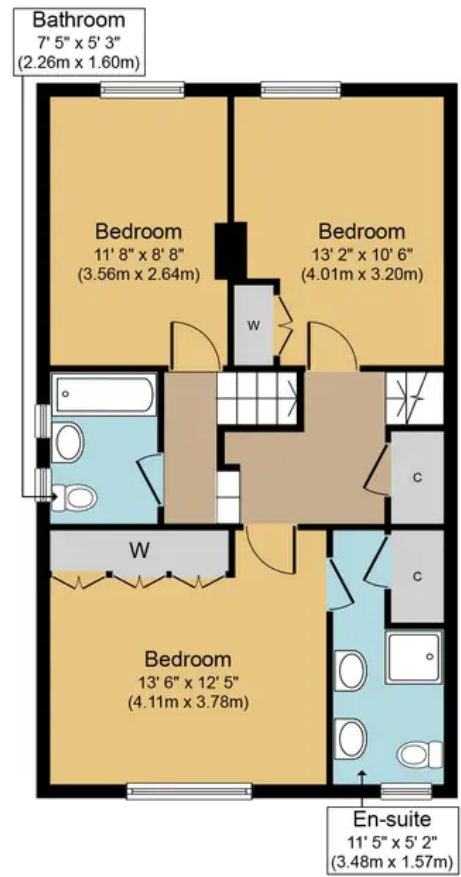




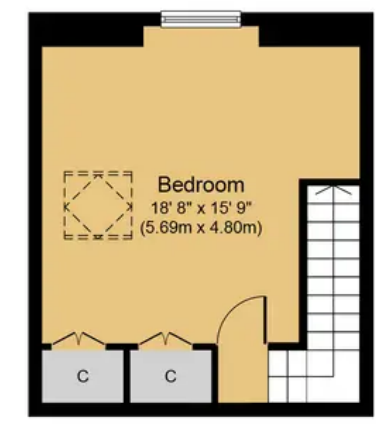
**Basement**  
 Approximate Floor Area  
 234 sq.ft.  
 (21.8 sq.m.)



**Ground Floor**  
 Approximate Floor Area  
 974 sq.ft.  
 (90.5 sq.m.)



**First Floor**  
 Approximate Floor Area  
 647 sq.ft.  
 (60.1 sq.m.)



**Second Floor**  
 Approximate Floor Area  
 286 sq.ft.  
 (26.6 sq.m.)

**Approx. Gross Internal Floor Area 2,141 q.ft. (198.9 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.