



**22 Purbeck Close, Surrey, RH1 3PQ**  
**Guide Price £425,000**

A larger than average three bedroom family house offered to the market with 13' x 12' sitting room, 19'x 10' kitchen/dining room, three good sized bedrooms, family bathroom and gardens to front and rear. The area offers local shops and schools and the property is an 8 minute walk to Merstham station with direct trains to London Bridge in 27 minutes, London Victoria in 35 minutes and Gatwick airport in 13 minutes. Bus routes serve nearby Redhill town centre which offers more comprehensive facilities including a good choice of shops, bars and restaurants. Access to the motorway (both M23 & M25) is at the M25 Junction 7 (Merstham Interchange), less than 10 minutes away accessed via the A23. Horley junction 7 is on the M23 with easy connection to Gatwick airport.

## **ENTRANCE HALL**

Front aspect Upvc double glazed frosted window, radiator, power points, understairs storage cupboard with sensor light, cupboard housing trip switches and meter, stairs leading to first floor landing, door to:

## **SITTING ROOM 13'9 x 12'0 (4.19m x 3.66m)**

Front aspect, Upvc double glazed window, coved ceiling, power points, radiator, wall mounted lights.

## **KITCHEN/DINING ROOM 19'8 x 10'4 (5.99m x 3.15m)**

Rear aspect Upvc double glazed window overlooking decking and rear garden, rear aspect Upvc double glazed patio doors giving access to decking and rear garden, wood style flooring, a range of wall mounted and base level units, integrated double oven and 5 ring gas hob with extractor hood over, integrated dishwasher, power points, tiled walls, space for microwave, cupboard housing combi boiler, space and plumbing for washing machine, space and plumbing for tumble dryer, stainless steel sink with mixer tap, down-lighters, dimmer switch, space for American style fridge/freezer, plumbed in with water dispenser, radiator.

## **STAIRS TO FIRST FLOOR LANDING**

Power points, access to partially boarded loft via hatch, door to:

## **MAIN BEDROOM 13'11 x 11'6 (4.24m x 3.51m)**

Front aspect Upvc double glazed window, radiator, power points, fitted wardrobe with hanging rail and shelving.

## **BEDROOM TWO 13'11 x 10'3 (4.24m x 3.12m)**

Front aspect, Upvc double glazed window, radiator, power points, fitted cupboard with shelving.

## **BEDROOM THREE 8'9 x 8'5 (2.67m x 2.57m)**

Rear aspect Upvc double glazed window overlooking rear garden, radiator, power points, fitted cupboard with hanging rail and shelving, cupboard above.

## **FAMILY BATHROOM**

Comprising panel enclosed bath with mixer tap and separate shower unit, shower unit has extra shower hose attachment for washing dog, moulded bath, tiled walls, tiled floor, vanity unit with inset wash hand basin and chrome style mixer tap, chrome heated towel rail, rear aspect obscured Upvc double glazed window, down-lighters, extractor, shaver point, wall mounted lights.

## **SEPARATE WC**

Comprising low level WC, inset wash hand basin with tiled splashback, tiled floor, rear aspect obscured Upvc double glazed window, light.

## **OUTSIDE**

## **REAR GARDEN**

Mainly laid to lawn with mature shrubs and flower borders, front and rear decking, side access, timber shed supplied with electricity, external waterproof power socket by back door, herb garden, mature rose and lavender flower beds and hanging baskets.

## **FRONT GARDEN**

Pathway leading to front door, mainly laid to shingle with shrub and flower beds.

## **COUNCIL TAX BAND C**

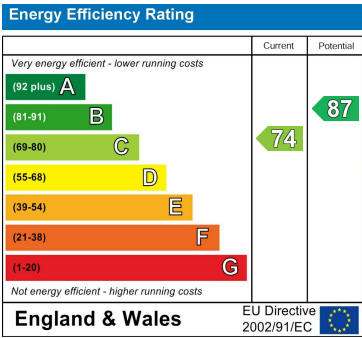
Floor Plan



Area Map



Energy Efficiency Graph



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