



15 STAPLEHURST CLOSE, REIGATE, SURREY, RH2 7PX

**£525,000
FREEHOLD**

***** THREE BEDROOM FAMILY HOME WITH A LOVELY GARDEN AND OFF ROAD PARKING *****

Located within a cul de sac close to the highly sought after Reigate school, this modernised semi detached house offers well proportioned space and a wonderful rear garden.

Through the front door there is an entrance hall, to the front you have a spacious kitchen/dining room, with a handy door to the gated side access. At the rear there is a bright living space that has large bi-folding doors that open onto the patio. On the first floor you have a landing with loft access, three good size bedrooms and a shower room.

Outside there is off road parking for two cars on the driveway, a gate leads through to a generous side accessway, which in turn leads through to the 70ft, southerly aspect garden. Within the garden there is a patio area and an extensive lawn with fenced boundaries and a timber shed.

Nearby you have a great selection of local shops, including a Co-op, traditional family butchers, a bakers and a petrol station.

Reigate's historic town centre can be found 1.4 miles away, and offers a wide range of bars, restaurants, and boutique shops. Reigate also has a train station that offers links to London and Guildford, as well as a number of annual events within Priory park.

- SEMI DETACHED HOME
- LOUNGE/DINING ROOM
- THREE BEDROOMS
- DRIVEWAY
- COUNCIL TAX BAND: D
- LOVELY GARDEN
- KITCHEN/BREAKFAST ROOM
- MODERN BATHROOM
- CLOSE TO SCHOOLS
- EPC RATING: D





ROOM DIMENSIONS:

ENTRANCE HALL
10'11 x 5'10 (3.33m x 1.78m)

LOUNGE/DINING ROOM
16'8 x 12'8 (5.08m x 3.86m)

KITCHEN/BREAKFAST ROOM
12'6 x 10'4 (3.81m x 3.15m)

FIRST FLOOR

LANDING

BEDROOM ONE
12'9 x 9'5 (3.89m x 2.87m)

BEDROOM TWO
11'7 + recess x 8'7 (3.53m + recess x 2.62m)

BEDROOM THREE
9'10 x 6'10 (3.00m x 2.08m)

SHOWER ROOM
7'7 x 6'9 (2.31m x 2.06m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

70FT REAR GARDEN

OFF ROAD PARKING FOR TWO CARS





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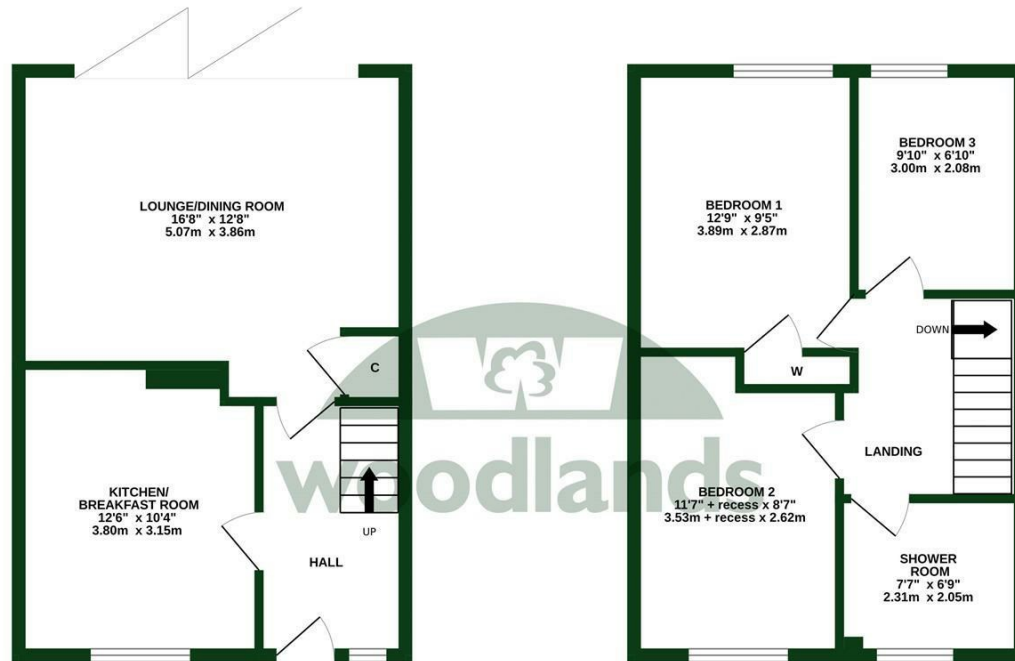
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GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.

1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 833 sq.ft. (77.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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