



43 HARRISON CLOSE, REIGATE, SURREY, RH2 7HS

**£500,000
FREEHOLD**

Superb three bedroom house located only minutes from Reigate town centre and sought after schools.

Having been updated, this bright three bedroom house offers great space and is in a prime spot, making it a real box ticker.

The entrance hall is a good size with built in storage, a door to the downstairs WC, and an internal window from the living space for additional light. You have a generous lounge and dining space, with a large window to the front, a window to the rear and direct access to the garden. The modern kitchen has access from both the lounge and dining room, with direct access to the garden also. Up on the first floor there is a landing with built in storage and loft access. There are two large double bedrooms, both with built in wardrobes, then a further bedroom and family bathroom.

The house has double glazed windows throughout, and a modern, gas central heating system. To the front there is a lawn garden, and to the rear you have an enclosed 20 foot square garden, that is low maintenance and has a handy rear access gate.

Within the cul de sac there is communal parking on a first come first served basis, with additional parking available on Lynden Gardens.

Reigate town centre can be found only half a mile away, and offers a wonderful selection of high street shops, restaurants, bars and traditional pubs. In addition you have a Morrisons superstore, M&S food hall and some gorgeous green spaces such as Priory Park, which regularly hosts events, and has a cafe located within its grounds. There are also the historic castle grounds and the caves, all adding to the market town appeal that makes Reigate so popular.

- **SUPERB LOCATION**
- **GREAT LIVING SPACE**
- **THREE BEDROOMS**
- **AMPLE STORAGE**
- **COUNCIL TAX BAND: D**
- **CLOSE TO TOWN AND SHOPS**
- **REFURBISHED**
- **BATHROOM AND DOWNSTAIRS WC**
- **SCHOOLS NEARBY**
- **EPC RATING: TBC**





ROOM DIMENSIONS:

ENTRANCE HALL

9'10 x 7'3 (3.00m x 2.21m)

CLOAKROOM

4'10 x 3'9 (1.47m x 1.14m)

LOUNGE

16'2 x 14'9 (4.93m x 4.50m)

DINING ROOM

13'7 x 9'5 (4.14m x 2.87m)

KITCHEN

13'7 x 8'3 (4.14m x 2.51m)

FIRST FLOOR

LANDING

BEDROOM ONE

15'0 x 10'10 (4.57m x 3.30m)

BEDROOM TWO

12'9 x 10'01 (3.89m x 3.07m)

BEDROOM THREE

8'10 x 7'1 (2.69m x 2.16m)

BATHROOM

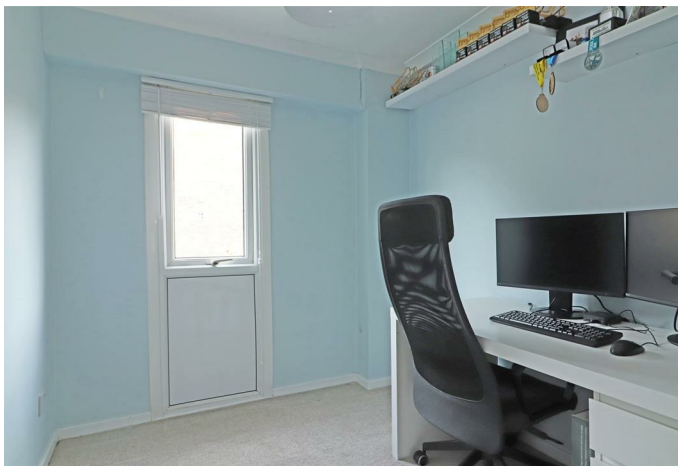
7'11 x 5'6 (2.41m x 1.68m)

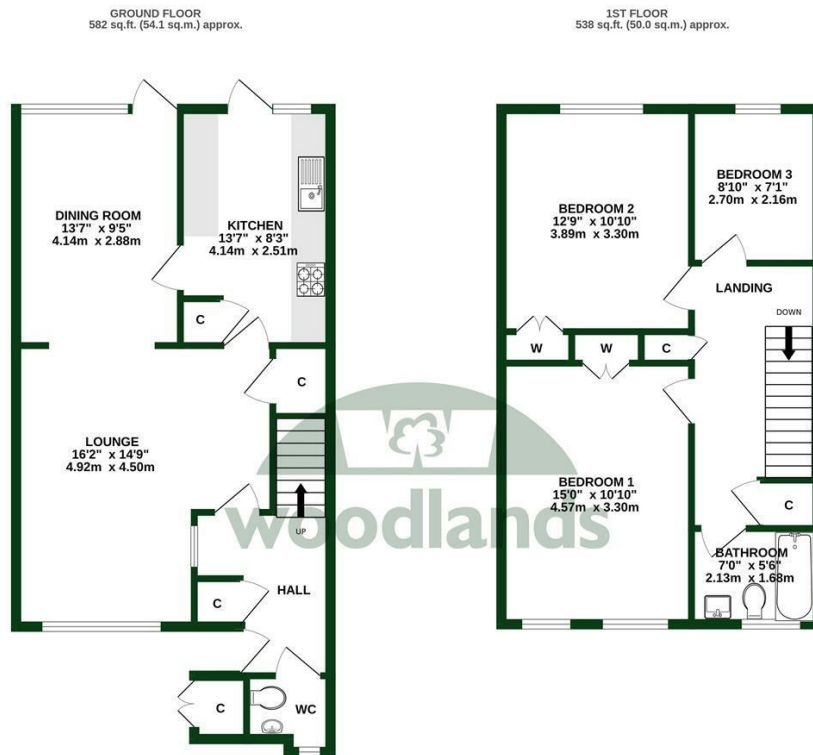
GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

REAR GARDEN

COMMUNAL PARKING





TOTAL FLOOR AREA : 1120 sq.ft. (104.0 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.
Made with Metropix 7/20/20




woodlands

 OnTheMarket.com

 rightmove

 Zoopla

 The Property Ombudsman

 tsi
APPROVED CODE
TRADINGSTANDARDS.GOV.UK

 propertymark

To view this property please call 01737 771777

www.woodlands-estates.co.uk

These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.