



## 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: C**





#### 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

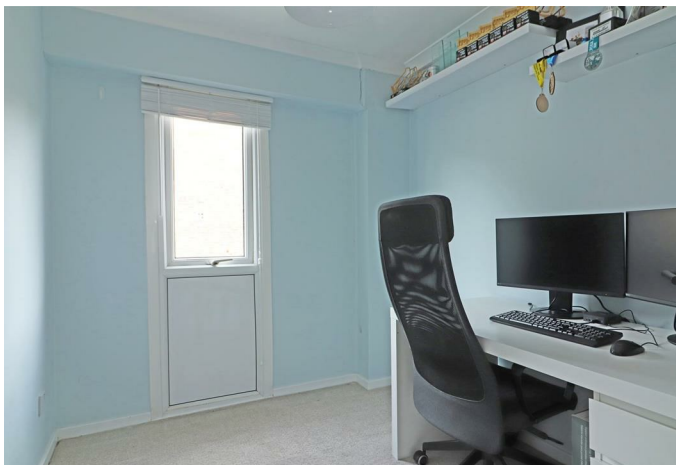
7'11 x 5'6 (2.41m x 1.68m)

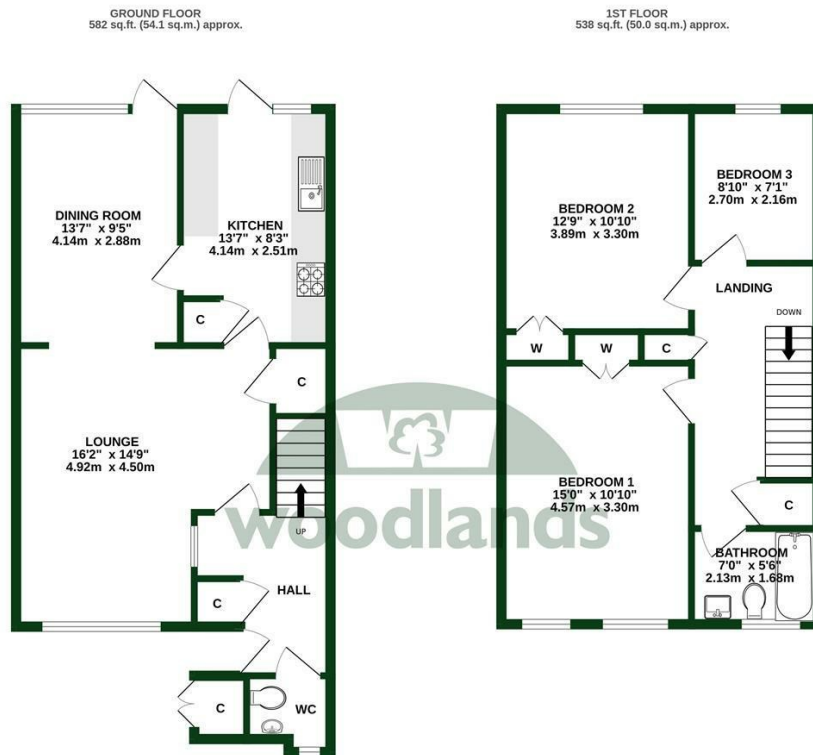
##### GAS CENTRAL HEATING

##### 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.  
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 76      | 81                      |
| (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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