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woodlands

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 Lymden 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.

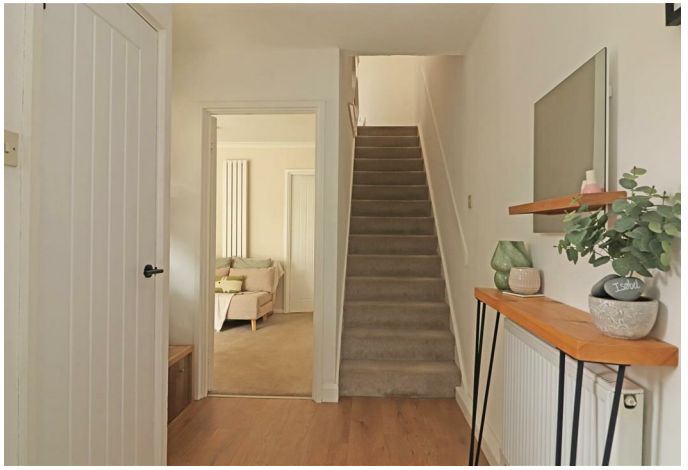
- **SUPERB LOCATION**
- **GREAT LIVING SPACE**
- **THREE BEDROOMS**
- **AMPLE STORAGE**
- **COUNCIL TAX BAND: D**
- **CLOSE TO TOWN AND SHOPS**
- **REFURBISHED**
- **BATHROOM AND DOWNSTAIRS WC**
- **SCHOOLS NEARBY**
- **EPC RATING: TBC**













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)

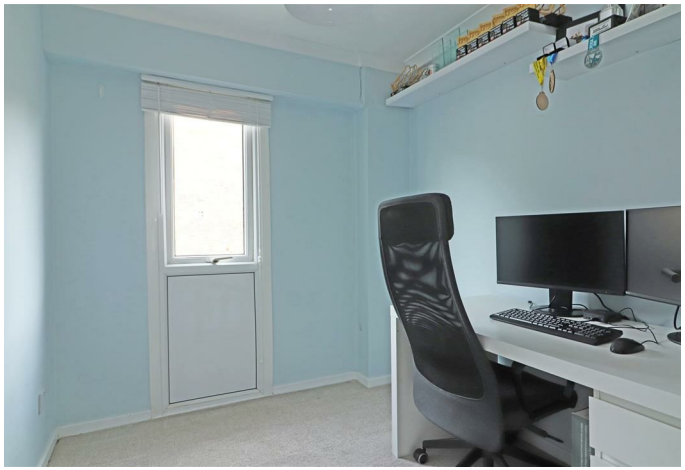
GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

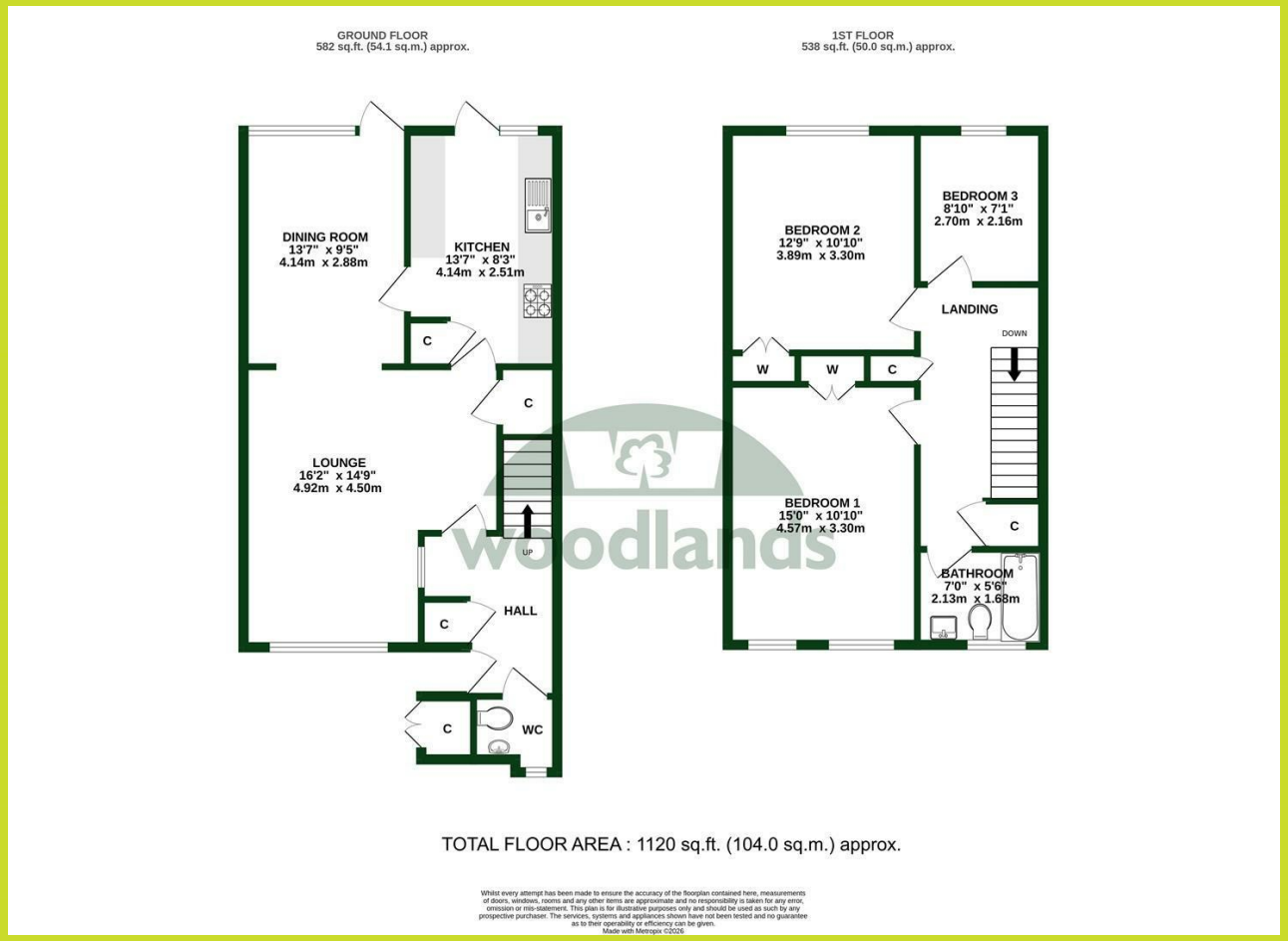
REAR GARDEN

COMMUNAL PARKING













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