

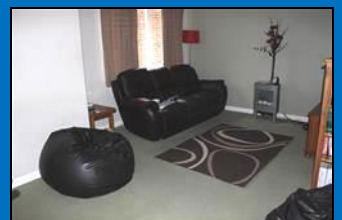


## Brookfield Close, Salfords, RH1 5BP

Platinum Estates are pleased to introduce to the market this extended 3 BEDROOM Detached Family Home located in a quiet and peaceful Cul-de-sac outside of Redhill. The property in brief comprises of: Entrance Porch, 16'11 Spacious Lounge, large full-length extension adding a 20'11 Kitchen and 21'4 Dining Room, Downstairs Cloakroom and Family Bathroom. The property also benefits from a Garage and Driveway and Garden with side access. This property is only a SHORT DRIVE to Earlswood Train Station, Excellent Schools and a SHORT WALK from a local Convenience Store.

- **Extended 3 BEDROOM DETACHED House located in a quiet and peaceful Cul-de-sac outside of Redhill,**
- **Extended 20'11 Kitchen/breakfast Room,**
- **Extended 21'4 Dining Room,**
- **Downstairs Cloakroom,**
- **Garage & Driveway.**

## £275,000



### **Entrance Porch**

Entrance Porch consists of a Double Glazed PVC Door, carpeted floor and heating via radiators. It is leading to a downstairs Cloakroom and Lounge.

### **Kitchen 20'11 x 6'10**



Spaciously extended kitchen with a range of wall and base units and work tops, and space and plumbing for a Washing Machine, Tumble Dryer and Dish Washer. Present there is a free standing Fridge Freezer, Cooker (gas hob consisting of four rings) and Breakfast Bar. Flooring is tiled and walls in the Kitchen are part-tiled. A single glazed door allows side access to the property and there are also power points in this room and a single glazed window.

### **Lounge 16'11 x 11'3**



This unique 'L' Shaped lounge contains a double glazed window to the front of the property and carpeted flooring. Heating is supplied via two radiators and is open plan with the dining room. The stair case to the first floor is also uniquely present in the lounge.

### **Dining Room 21'4 x 9'7**



This further extended dining room contains a double glazed patio door allowing easy access to the garden, heating supplied via a radiator, carpeted floor and various power points, leading directly to the Kitchen.

### **Downstairs Cloakroom**

A Downstairs Cloakroom is situated on the ground floor consisting of a low level W/C (with splash back tiles) and coloured Basin. A double glazed window is also present to the side as well as heating via a radiator and lino flooring.

The Property Misdescription's ACT 1991. While we endeavour to make our details accurate, we have not tested any equipment or appliance and therefore we can not verify the particular herein. Room sizes are approximate and should be independently verified. We have not had sight of legal documents and buyers are advised to obtain their own reports from Solicitors and Surveyors before finalizing an offer to buy. Journeys should not be undertaken to view a property without making an appointment to view before hand.

## Landing

Spacious landing leading to all 3 Bedrooms, the Bathroom and 1 Storage and Airing Cupboard. Access to the loft is present here and double glazing window to the side of the property, with an additional radiator.

## Master Bedroom 11'4 X 9'8



A double glazing window situated at the front of the property is present here, as well as one radiator, carpeted flooring, built in wardrobes and a multitude of power points.

## Bedroom 2 10'4 x 9'1



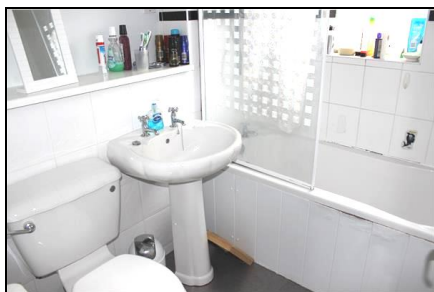
Double glazing window over looking the rear garden is present in this bedroom and carpeted flooring. Heating is supplied via a radiator situated in the room and there is another built in wardrobe, however divided into three units.

## Bedroom 3 8'4 x 6'9



Nice petite bedroom with double glazing window to the front of the property, heating supplied via one radiator and carpeted flooring.

## Family Bathroom



The bathroom consists of a White suite, comprising of a low-level W/C, Basin and Electric Shower. In addition to this further features to the bathroom are also present, such as a towel rail, wall unit, shaving point and spot lights. The flooring is tiled, with part-tiled walls and a double glazed window to the rear of the property.

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### **Rear Garden 20'3 x 28'**

Spacious garden consisting mainly of lawn with a petite shingled area and convenient outside tap. Gated access to the side of the garden is available and door into the garage.

**Property Ref: ABC1000652**

### **Energy Performance Certificates**

To follow

### **Floor Plan**

To Follow

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