



Shelvers Way, Tadworth

The **PERSONAL** Agent

£735,000

Freehold

- Spacious entrance hall with cloakroom
- Good size sitting room with adjoining large conservatory
- Fitted kitchen with breakfast bar & dining area
- Large study and gym/bedroom 4
- Master bedroom with walk-in dressing room & ensuite
- Large guest bedroom and good size bedroom three
- Modern fitted family bathroom with bath and shower
- Double glazing and gas central heating
- Large front driveway leading to the garage
- Lovely good size secluded rear garden

This modern detached family home has spacious and flexible accommodation throughout and is situated on a wide corner plot with large driveway to the front and lovely secluded garden to the rear. No ongoing chain.

The accommodation comprises: Spacious entrance hall with downstairs cloakroom, large sitting room with adjoining spacious conservatory overlooking the garden, luxury fitted kitchen-breakfast room with integrated appliances, breakfast bar and



dining area, study and separate gym/bedroom four.

The first floor has large Master bedroom with walk-in dressing room with fitted wardrobes and modern ensuite shower room, very good size bedroom two, spacious bedroom three and modern fitted family bathroom with bath and shower. Double glazing and gas central heating.

The house is approached via its own good size driveway leading to the garage.

The lovely rear garden is secluded and has a westerly aspect with large lawn area, patio areas, raised terrace with seating, BBQ area and side access.

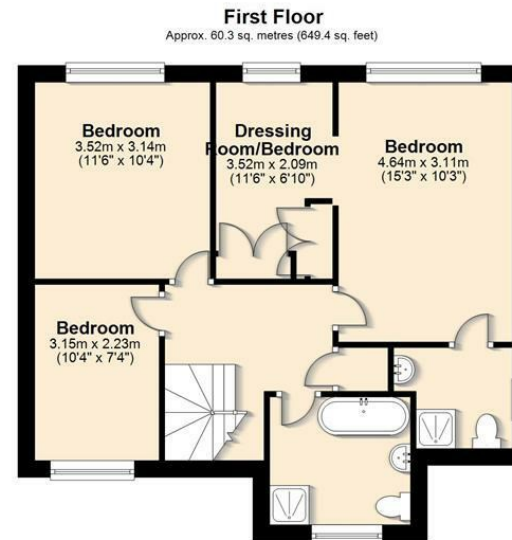
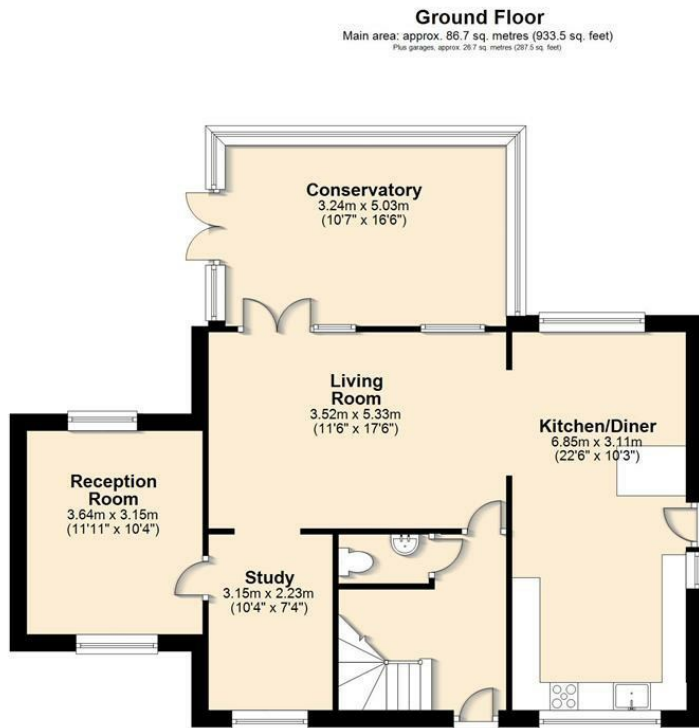
Situated within easy walking distance of Tadworth village with its excellent local shops, restaurants, schools and train station.

No onward chain.

Tenure - Freehold
Council tax band - F







Main area: Approx. 147.1 sq. metres (1582.9 sq. feet)
Plus garages, approx. 26.7 sq. metres (287.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	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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