



Vernon Walk, Tadworth, Surrey KT20 5QP

Offers In Excess Of £950,000 - Freehold



5



2




3

**WILLIAMS  
HARLOW**



Located in a highly desirable residential cul-de-sac with a rear garden extending to 236 feet, with a SELF CONTAINED ANNEX with bedroom, lounge, kitchen and shower room. The main house has been tastefully extended and provides a large reception to the front, dining room to the rear with an open plan kitchen/family room, generous entrance room and FOUR DOUBLE BEDROOMS plus bathroom to the first floor. Plentiful parking to the front. **SOLE AGENTS**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	71	80
	EU Directive 2002/91/EC 	



## ENTRANCE PORCH

Accessed via glazed porch door with windows to either side. Tiled flooring. Panelled ceiling. Giving access to the:

## FRONT DOOR

Glazed front door with windows to the side, leading through to the:

## ENTRANCE RECEPTION HALLWAY

Extremely generous hallway with a turn staircase rising to the first floor. Meter cupboard. Tiled floor. 2 x radiators. Thermostat for the central heating. Generous understairs storage cupboard housing meters. Tiled flooring.

## DOWNSTAIRS WC

Low level WC with concealed cistern. In built storage. Wash hand basin with mixer tap and tiled splashback. Extractor.

## LOUNGE

Attractive large bay window to the front. Contemporary fireplace feature with inset gas flame effect fire. Coving. Contemporary radiator.

## DINING ROOM

Tiled flooring to match the entrance reception hall. Radiator. Fireplace feature with stone hearth and surround. Opening through to:

## KITCHEN/FAMILY ROOM

Set up under a large glazed atrium. Double opening French doors with windows either side enjoying a pleasant outlook over the rear garden. Further window to the rear. The kitchen has been fitted to a high standard with quartz work surfaces with inset sink drainer and mixer tap. A comprehensive range of cupboards and drawers below the work surface. Integral dishwasher. 2 x in built oven and grills. Integral fridge and integral freezer. Central island with halogen hob and storage below. Downlighters. Tiled floor. Contemporary radiator. Wall mounted extractor.

## UTILITY ROOM

Space and plumbing for domestic appliances. In-built storage. Extractor. Downlighters. Radiator. Tiled floor.

## FIRST FLOOR ACCOMMODATION

### GENEROUS LANDING

Reached by a turn staircase. Window to the side. Access to loft void. Radiator. Airing cupboard.

### MASTER BEDROOM

Large attractive window to the front. Coving. 2 x fitted wardrobes. Radiator.

### BEDROOM TWO

Window to the rear enjoying a fine outlook over the rear garden. Contemporary radiator. Storage cupboards. Coving.

### BEDROOM THREE

Double aspect room with window to the front and side. Radiator. Coving.

### BEDROOM FOUR

Double aspect room with window to the front and rear. Radiator. Coving.

## RE-FITTED BATHROOM

Free standing bath with floor standing mixer tap and shower attachment. Fully enclosed shower cubicle. Low level WC. Wash hand basin with mixer tap and cupboards below. Fully tiled walls. Tiled floor. Coving. Heated towel rail. 2 x windows to the rear. Downlighters.

## SELF CONTAINED ANNEX

Completely self contained from the main house and is accessible from a private door from the side passage. This front door leads to:

## ENTRANCE LOBBY AREA

Coving. Downlighters. Radiator.

## KITCHEN

Work surface incorporating a sink with mixer tap. Fitted oven and grill. Surface mounted four ring halogen hob with extractor above. A comprehensive range of cupboards below the work surface with an integrated slimline dishwasher. Integral fridge and integral freezer. Cupboard housing the gas central heating boiler. Window to the side. Eye level cupboards. Plinth lighting. Wooden flooring. Downlighters. Coving. Opening through to the:

## SITTING ROOM

Full height French doors with windows either side enjoying a pleasant outlook over the rear garden. Continuation of the wooden flooring. Contemporary radiator. Coving. Downlighters. Time clock and thermostat for the central heating.

## SHOWER ROOM

Walk in shower with a glass screen and extractor above. Low level WC. Pedestal wash hand basin with mixer tap. Obscured glazed window to the side. Fully tiled walls and tiled floor. Heated towel rail.

## BEDROOM

Window to the front. Fitted wardrobes and additional storage cupboard. Wooden flooring. Downlighters. Radiator.

## OUTSIDE

## FRONT

There is an area of lawn flanked by flower and shrub borders.

## PARKING

There is a driveway to the front providing parking for four vehicles. To the side there is a wooden garden gate which provides access to a:

## SIDE AREA

Raised planter in front of which there is access to the Annex.

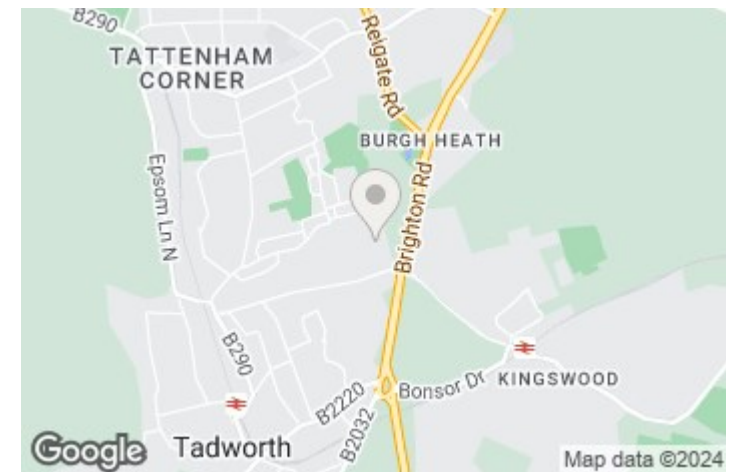
## REAR GARDEN

71.93m approximately (236'0 approximately)

There is a well laid patio immediately to the rear of the property benefitting from outside lighting and outside tap. Steps down to the first area of garden which is laid to level lawn with mature flower/shrub borders and some mature trees. Metal garden shed. Picket fence and gate which provides access to the second area of the garden which is again laid to lawn with a further garden shed. The garden enjoys a good degree of privacy.

## COUNCIL TAX

Reigate & Banstead BAND G £3,725.60 2023/24



Banstead Office

Call: 01737 370022

31 High Street, Banstead, Surrey,  
SM7 2NH

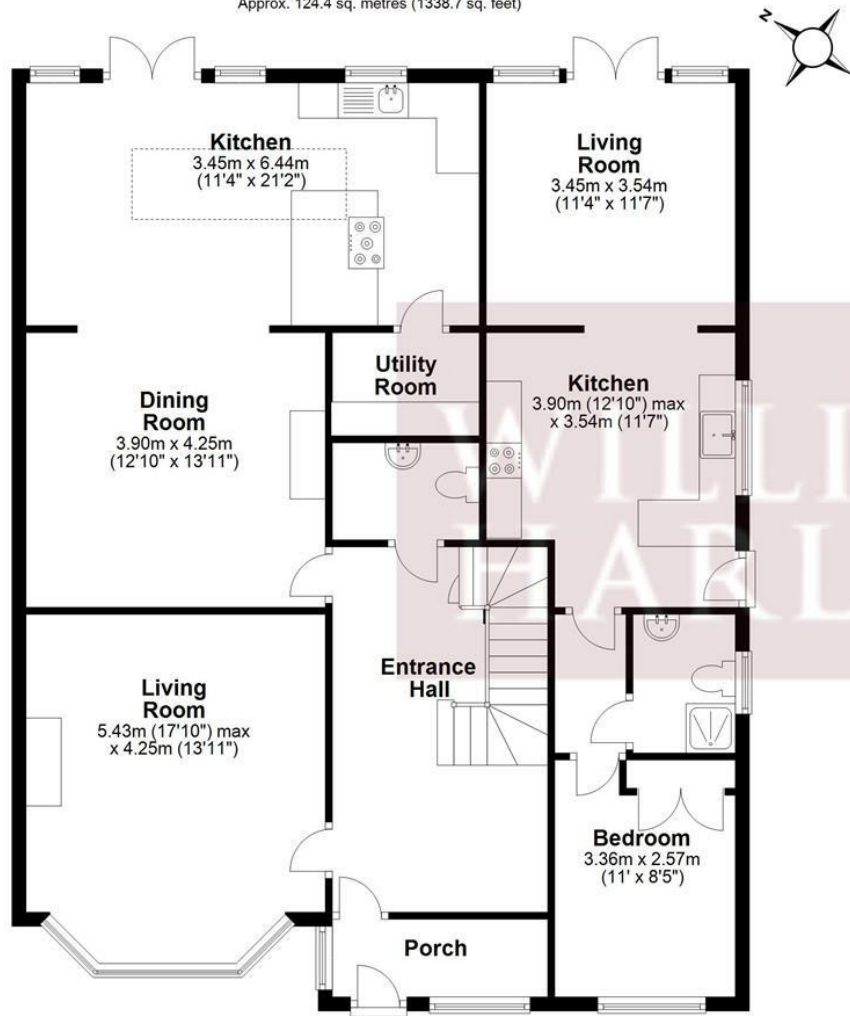
[banstead@williamsharlow.co.uk](mailto:banstead@williamsharlow.co.uk)

[www.williamsharlow.co.uk](http://www.williamsharlow.co.uk)

Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

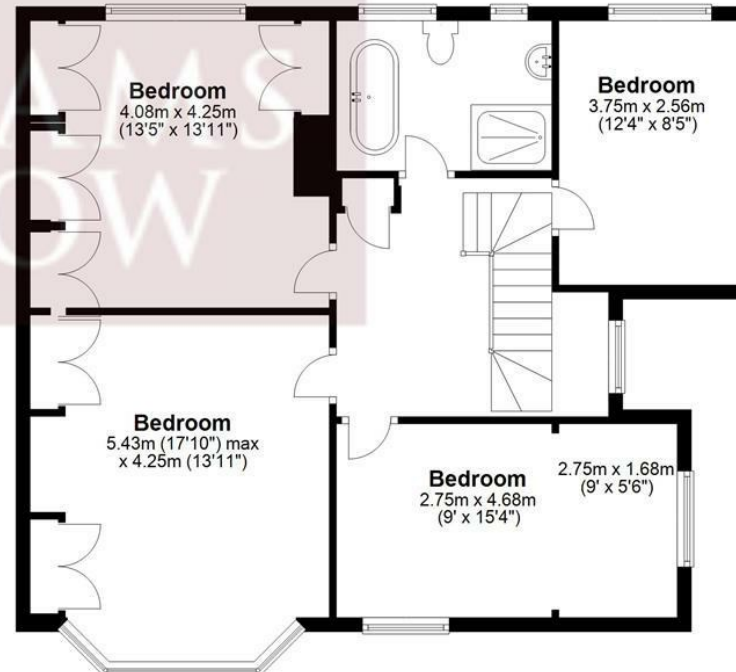
### Ground Floor

Approx. 124.4 sq. metres (1338.7 sq. feet)



### First Floor

Approx. 82.2 sq. metres (884.6 sq. feet)



Total area: approx. 206.5 sq. metres (2223.3 sq. feet)

**WILLIAMS  
HARLOW**