

Waterer Gardens Tadworth, Surrey KT20 5PD

Located in a cul-de-sac position this TWO/THREE bedroom detached bungalow offers versatile living accommodation and is offered in exceptional condition. The property benefits from a large secluded mature garden. There is also a lounge, RE-FITTED KITCHEN and BATHROOM, conservatory, DOUBLE GARAGE and off street parking for several vehicles.

Asking Price £735,000 - Freehold



FRONT DOOR

New UPVC front door with obscured glass insert and double glazed obscured windows to side, giving access through to:

ENTRANCE HALL

Radiator. Feature arch way with decorative cornice around ceiling and light.

LOUNGE

5.54m x 3.63m maximum (18'2 x 11'11 maximum)

Front aspect double glazed window. Feature stone fireplace with inset wood burner. Feature cornice around the ceiling, light and there is a dado rail. Double glazed patio doors leading to the

CONSERVATORY

6.53m x 2.95m (21'5 x 9'8)

Original window to the side. Double glazed on all sides and patio doors enjoying a very pleasant outlook over the feature rear garden. Additional door to the side. Radiator. Air conditioning unit.

DINING ROOM/BEDROOM TWO

4.72m x 2.84m maximum (15'6 x 9'4 maximum)

Feature cornice around the ceiling, light and dado rail. Built in storage cupboards. Inset display shelves. Double glazed doors also leading to the conservatory.

BEDROOM ONE

4.52m x 3.51m maximum (14'10 x 11'6 maximum)

Downlighters, coving, large built in wardrobes with chest of drawers, mixture of shelving and hanging space. Radiator. Double glazed window to the side. Double glazed french doors with double glazed windows either side opening out onto an area of decking.

BEDROOM THREE

3.23m x 3.35m (10'7 x 11'12)

Dual aspect room. Double glazed windows to front and side. Coving. Built in wardrobes and fitted run of chest of drawers with vanity area. Radiator.

BATHROOM

Downlighters. Panel bath with mixer tap. Vanity unit incorporating a wash hand basin. Separate walk in shower cubicle. Low level WC. 2 x heated towel rails. Fully tiled walls. Double glazed windows to the side with obscured glass.

BONUS ROOM

4.22m x 1.35m (13'10 x 4'5)

Could be used as a utility room, storage or work shop. Power. lighting and radiator. Plumbing for a washing machine.

OUTSIDE

FRONT

There is a large driveway suitable for parking several vehicles and access to the double garage. There is an of lawn with some herbaceous borders.

DOUBLE GARAGE

7.32m x 5.18m (24'0 x 17'0)

With electric up and over door. Power and lighting. Electric radiator. Plenty of storage and a work bench. Double glazed window to the side. Door to the side.

REAR GARDEN

Immediately to the rear of the property there is an area of decking. Large garden mainly laid to lawn with mature trees and shrub borders. There is also a patio. Access through to the side of the property via a gate and access to the garage. The garden offers a good degree of privacy. Greenhouse.

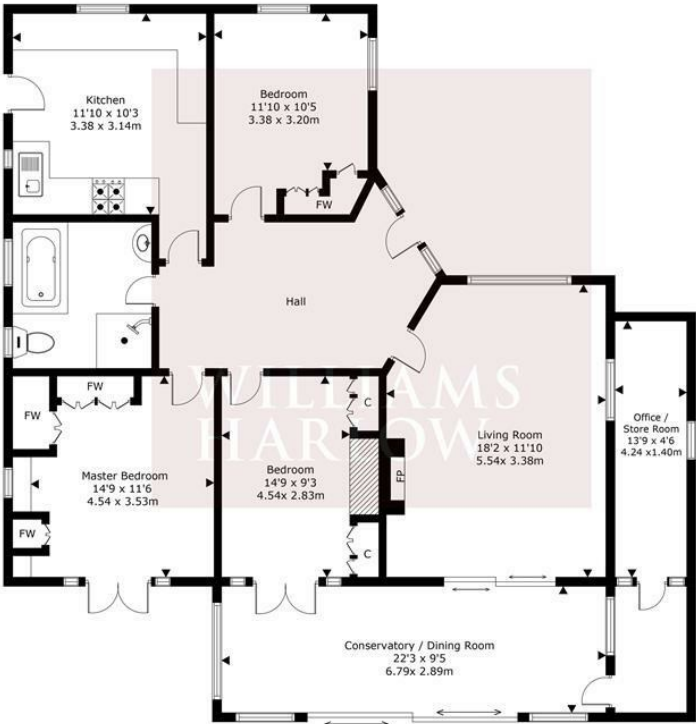
COUNCIL TAX

Reigate & Banstead BAND F £3,228.85 2023/24



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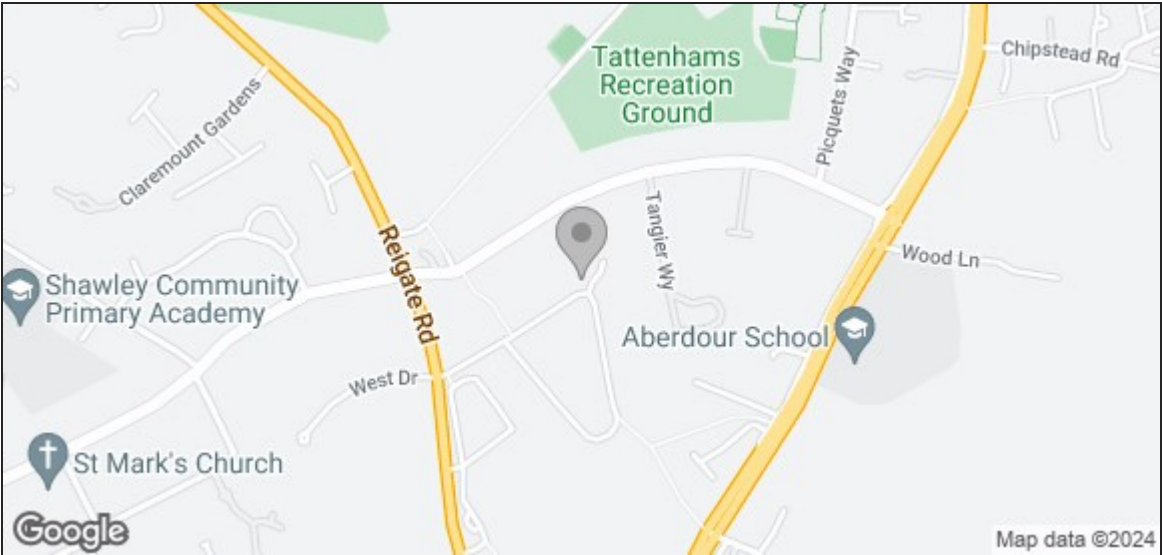
WILLIAMS
HARLOW



MAIN FLOOR
APPROX. FLOOR
AREA 1250.92 SQ.FT.
(116.26 SQ.M.)

TOTAL APPROX. FLOOR AREA 1250.92 SQ.FT. (116.26 SQ.M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes before making decisions reliant upon them. KEY: C = CUPBOARD FW = FITTED WARDROBE



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