

Chipstead Lane Tadworth, KT20 6RE

WILLIAMS HARLOW ARE EXCITED TO BRING THIS 3 BEDROOM SEMI-DETACHED HOUSE TO THE MARKET. Situated in a popular suburb location with good transport links and a "set-back-from road" position, the property is quiet and convenient. Consisting of a wide entrance hall with stepped entrance, there is a large front reception room, shower room and kitchen-diner with adjoining snug downstairs. Upstairs provides three bedroom (2 doubles, 1 large single) and a family bathroom. The house is of modern design and beautifully presented throughout. Benefits include off-street parking, a tiered rear garden with bar/games house and a further store room in the front garden. Available mid-October on an unfurnished basis.

£2,600 PCM Unfurnished



DRIVEWAY

Shared driveway laid to stone with large, wood-clad store room to side

COUNCIL TAX

Council Tax Band F (£3,537.14) 2025 / 26

ENTRANCE

3-steps to entrance with wide doorway

HALLWAY

Tiled floor providing access to all room

RECEPTION ROOM

At front of property with feature fireplace and fitted wooden shutters in the windows

KITCHEN-DINER

Large kitchen-diner with extended breakfast bar island and all mode cons integrated.

Sliding doors provide access to the rear garden

SNUG

Adjoins the kitchen-diner without separating doors

SHOWER ROOM

Situated off the hallway with 'wet-room' layout: open shower, WC and hand-basin. Tiled walls, floor and ceiling.

STAIRCASE

leading up to:

FAMILY BATHROOM

Shower over bath, WC, his-and-her sinks and heated towel-rail

BEDROOM ONE

Double room overlooking the rear garden with built-in wardrobes on one wall

BEDROOM TWO

Double size room with carpets overlooking the front driveway

BEDROOM THREE

Large single room at the front of the house

REAR GARDEN

Tiered garden:

Ground tier accessed from kitchen-diner is laid to paving

First Tier with step access is also laid to paving

Koi carp pond with wood bridge

Second tier is laid to wood decking

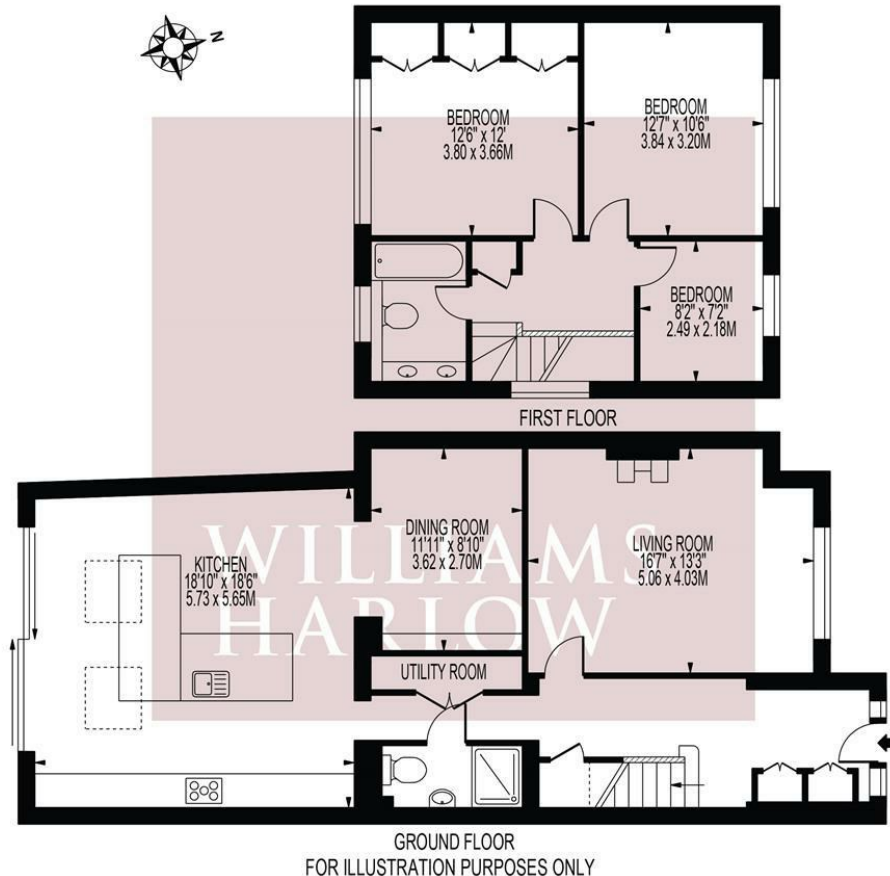
BAR / GAMES ROOM

Wood construction at rear of garden with electric supply

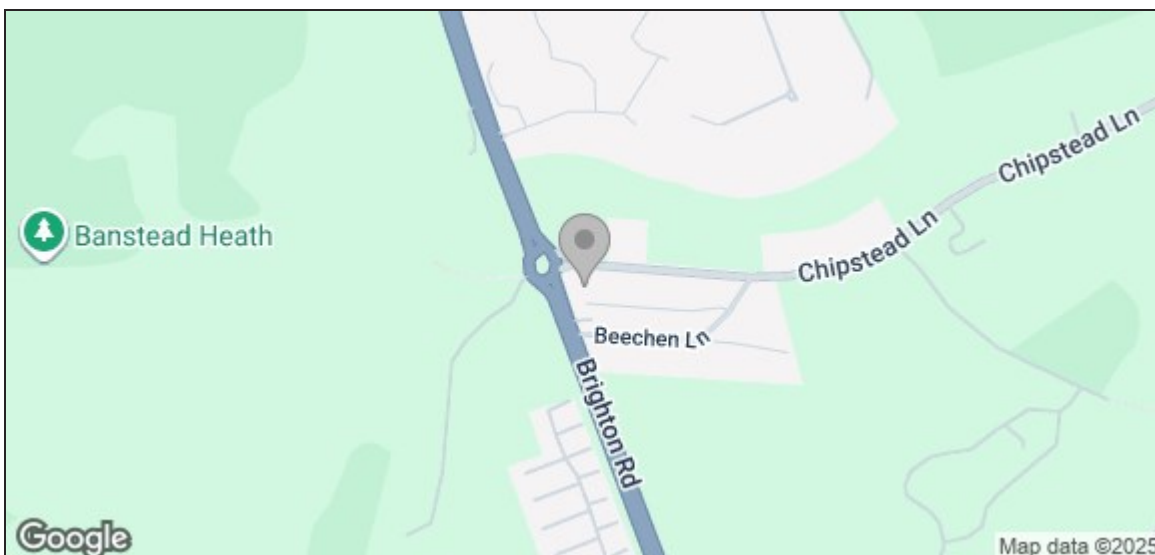


CHIPSTEAD LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1402 SQ FT - 130.24 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		