

## Tattenham Way Tadworth, Surrey KT20 5NQ

WILLIAMS HARLOW ARE EXCITED TO PRESENT THIS CHARACTERFUL DETACHED HOUSE TO THE MARKET. Situated on a popular residential tree-lined street with quick and easy access to all the local amenities and schools, this is a superb property. Offering a good amount of living space downstairs through three reception rooms and the kitchen-diner providing direct access to the large rear garden. Two double bedrooms and two bathrooms (1 en-suite, 1 family) upstairs, with a further bathroom downstairs completes the accommodation. Further benefits include gas central heating, double glazing and a large, private driveway for at least 3 cars. Available mid-August on a part-furnished basis.

**£2,200 PCM Part furnished**



## DRIVEWAY

Paved driveway with ample space for at least 3 vehicles

## ENTRANCE

Providing access to:

## HALLWAY

Access to all rooms

## OFFICE

Professionally converted garage with electric, heating and double glazing

## RECEPTION ROOM

Good size room with bay-style front window, wood floors, log-burner and glazed double doors leading to kitchen-diner

## KITCHEN-DINER

Full-width and fully equipped room accessed directly from the hallway with secondary access to the reception room and rear garden

## SHOWER ROOM

Shower cubicle, WC and hand-basin

## STAIRCASE

L-shaped up to landing and

## BEDROOM I

Double size and double aspect windows overlooking the rear garden

## BEDROOM TWO

Double size with double aspect overlooking the rear garden

## EN-SUITE

Accessed from the bedroom with a shower cubicle, WC and hand-basin along with some eaves storage area

## FAMILY BATHROOM

Double aspect with stand-alone bath, WC and hand-basin

## STORE ROOM

Landlord use only

## REAR GARDEN

Beautifully landscaped rear garden with independent side access and further access from the kitchen-diner.

## COUNCIL TAX

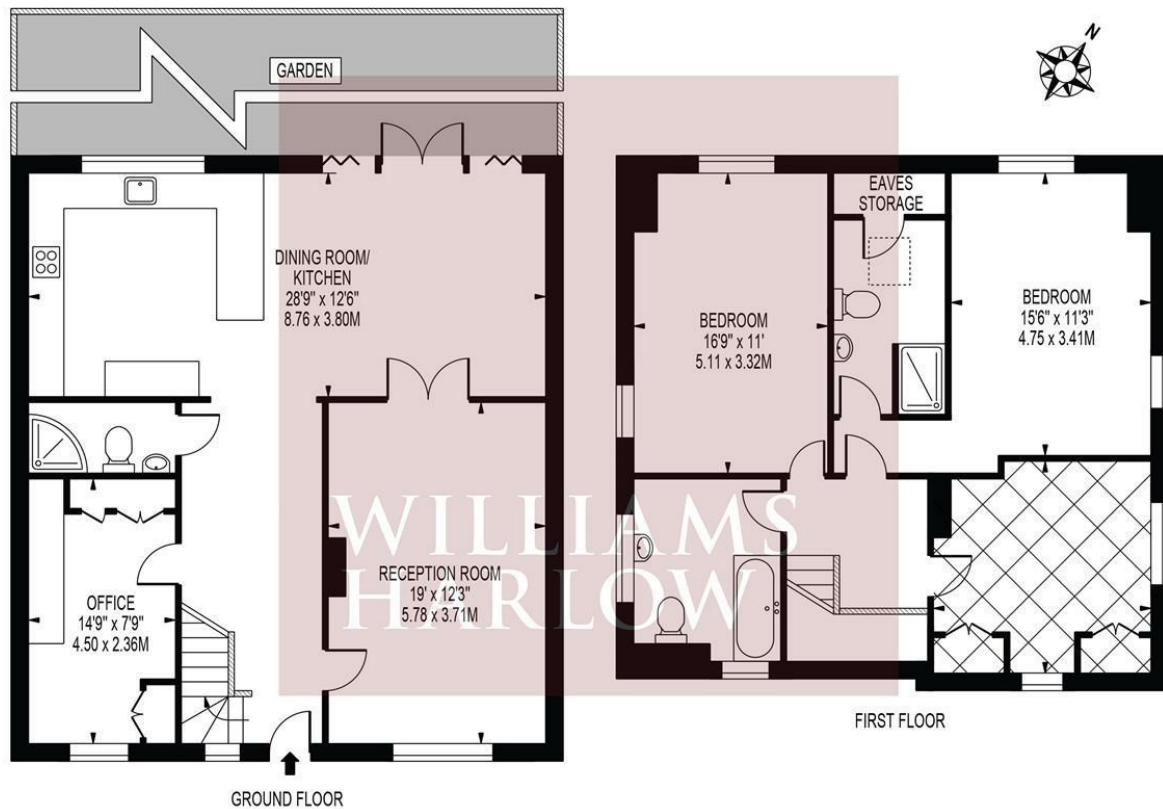
Council Tax Band E (£2,992.97) 2025 / 26



## TATTENHAM WAY

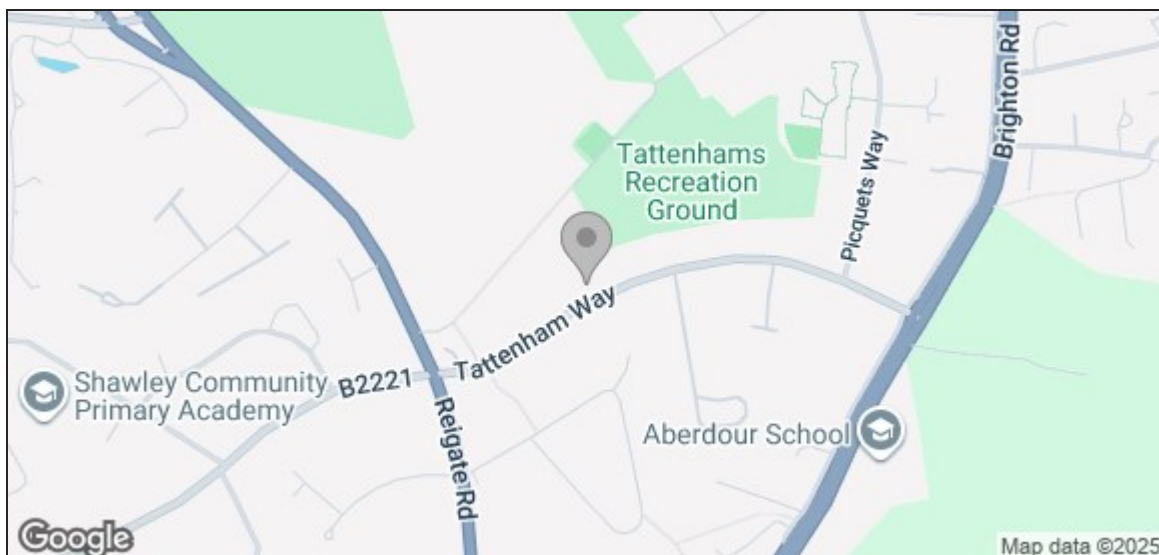
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1559 SQ FT - 144.85 SQ M  
(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 14 SQ FT - 1.33 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-36) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	74	81
EU Directive 2002/91/EC		