



Shelvers Way, Tadworth, Surrey KT20 5QF  
£1,150,000 - Freehold

Silver Birches  
DEVINE HOMES PLC  
SHOW HOME  
Open Thurs to Mon  
10am - 5pm  
All Enquiries To  
01737 370022

WILLIAMS  
HARLOW



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SHOW HOME OPEN THURSDAY-MONDAY INCLUSIVE 10AM-4PM

The Haven is a brand new four bedroom detached house with accommodation of 1826 square foot. The ground floor offers superb modern family living with an open plan concept plus a separate reception room. As well as four bedrooms to the first floor there is also a study ideal for the home worker.

Silver Birches is a stunning collection of just five beautifully designed 3 & 4-bedroom houses by Devine Homes of Reigate in an exclusive location just off Shelveys Way, Tadworth near to Epsom Racecourse in Surrey.

The development is less than half a mile from the A217 Brighton Road which takes you north to join the A24 and A3 into Central London or south to access the M25 at Junction 8 (Reigate)

Every home at Silver Birches has been individually designed and beautifully finished with a luxury specification. From stunning designer kitchens through to stylish family bathroom suites: quality, innovation and tradition combine to deliver outstanding spaces ideally suited to modern living. All offer EPC A ratings

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		
England & Wales		EU Directive 2002/91/EC



## THE PROPERTY

This four bedroom home features an impressive wide entrance hall on the ground floor and a generous kitchen/dining/family room plus a large utility and a separate living room. To the first floor there are four generous bedrooms, two with ensuite, family bathroom and separate study.

## SPECIFICATIONS

### KITCHEN

- Individually designed in frame painted kitchens
- Silestone worktops with upstand and splashback
- Integrated oven and separate combination oven
- Quooker Boiling Water tap (applies to selected plots)
- Black glass induction hob
- Integrated fridge and separate integrated freezer
- Integrated dishwasher
- Wine cooler
- Karndean flooring

### DOORS & INTERNAL JOINERY

- Oak inlay internal doors with brushed chrome ironmongery
- Oak handrail with white painted newel posts & spindles (Full oak to plots 2 and 4)
- Skirting and architrave - double grooved and chamfered

### QUALITY BATHROOMS

- Contemporary bathroom suites
- Vanity units below basins
- Thermostatically controlled Aqualisa showers with concealed valves
- Bathroom part tiled
- Shower areas fully tiled
- Flooring – Ceramic tiling or Karndean
- Mirrors as shown on bathroom layouts

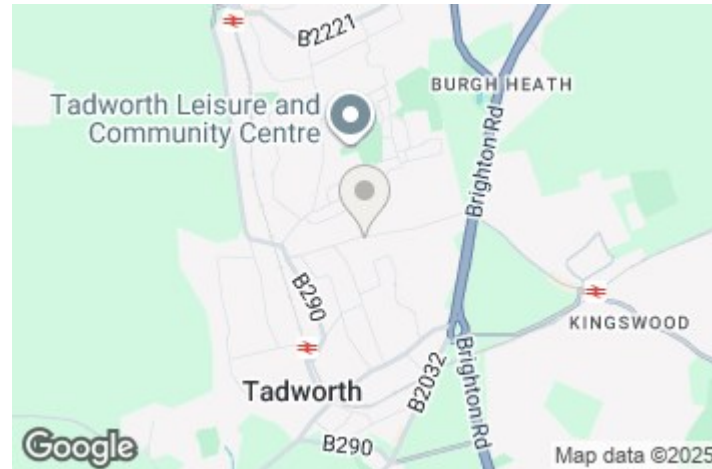
### ELECTRICAL & LIGHTING

- LED downlighters to kitchen, bathroom and en-suite
- LED lighting strips under kitchen units
- Shaver point in bathroom / en-suite

- Brushed chrome electrical fittings
- Light in garage
- Double socket in garage
- External lighting to front and rear garden and garage
- Electric vehicle charge point (EVCP)
- Solar PV panels

## COUNCIL TAX

Reigate & Banstead - BAND F Estimated.



Banstead Office

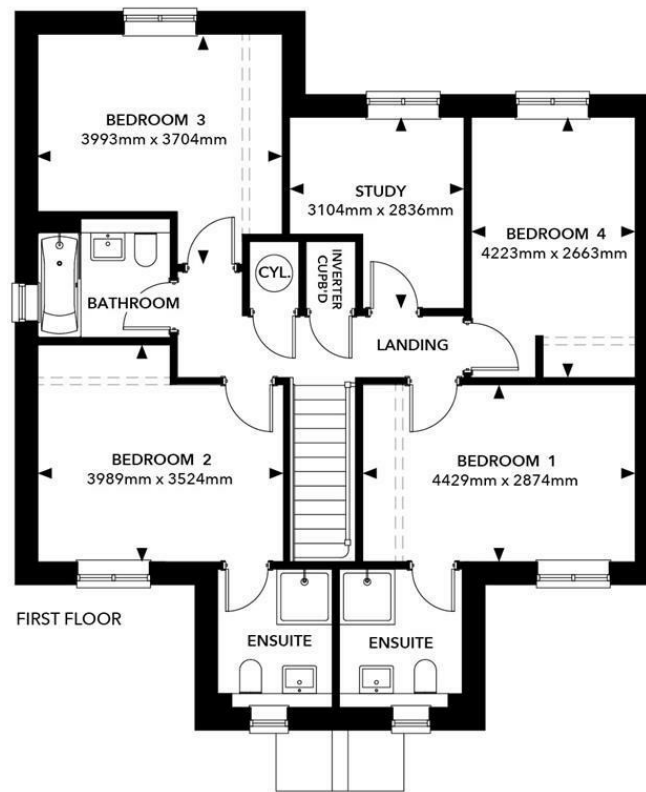
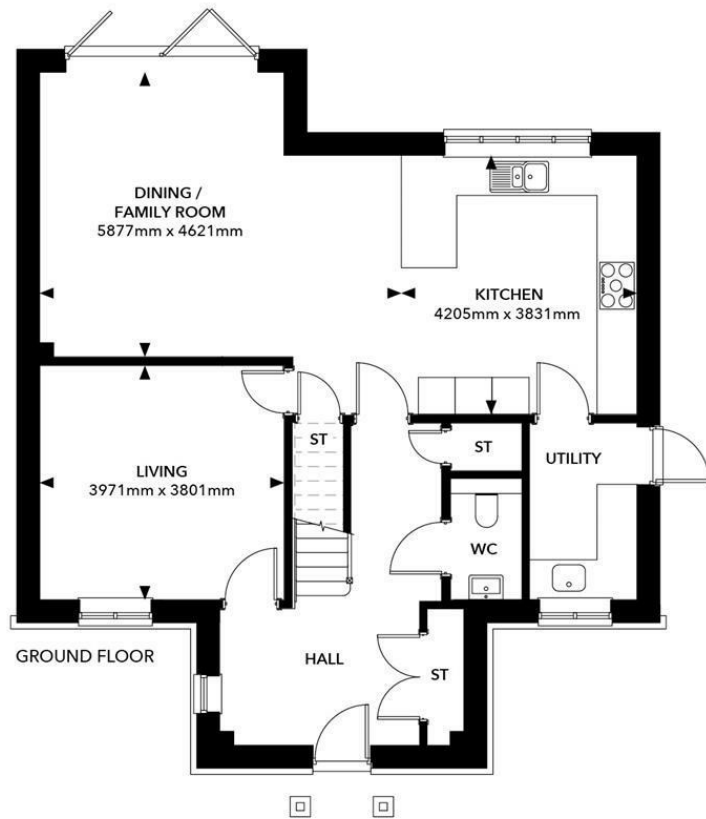
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