



Silver Birches, Tadworth, Surrey

£1,250,000 - Freehold



4



3



2

**WILLIAMS  
HARLOW**











SHOW HOME OPEN FRIDAY - MONDAY INCLUSIVE 10AM - 5PM

The Retreat, Silver Birches is a large handsome four bedroom detached house with accommodation of 2077 square foot. The modern layout incorporates a large kitchen alongside an open plan dining area plus family space with bi-fold doors to connect to outside plus a separate reception room. There are four generous bedrooms to the first floor, two with en-suite and a study. 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

Please contact us now for further information or to arrange an appointment for the open event please contact us

You may download a copy of the full brochure from this advertisement

Please note the images used within this advertisement are general images and do not show the plot in question they are a general illustration of a recent Devine Home finish

## THE PROPERTY

A substantial four bedroom family home, The Retreat benefits from a modern layout incorporating a large kitchen alongside an open plan dining area plus family space with bi-fold doors

to connect to outside. There is also a generous living room at the front. Four large bedrooms are on the first floor, two with en-suites, family bathroom and a 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
- 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
- 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

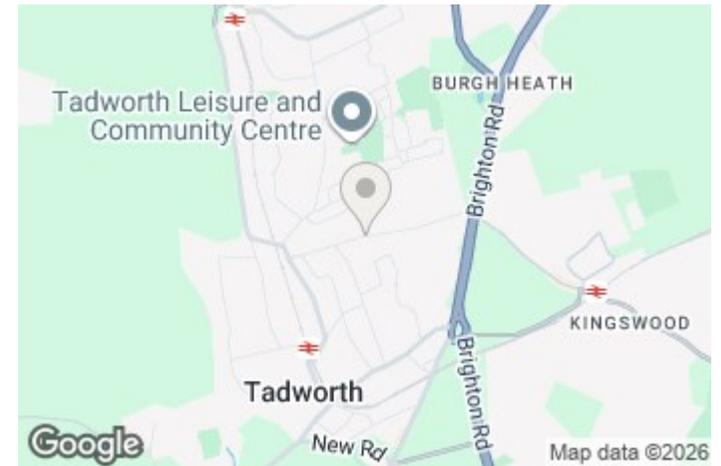
- LED downlighters to kitchen, bathroom and en-suite
- LED lighting strips under kitchen units
- Shaver point in bathroom / en-suite
- Brushed chrome electrical fittings
- Light in garage
- Double socket in garage
- External lighting to front and rear garden and garage
- Electric vehicle charge point (EVCP)
- Solar PV panels

## MAINTENANCE CHARGES

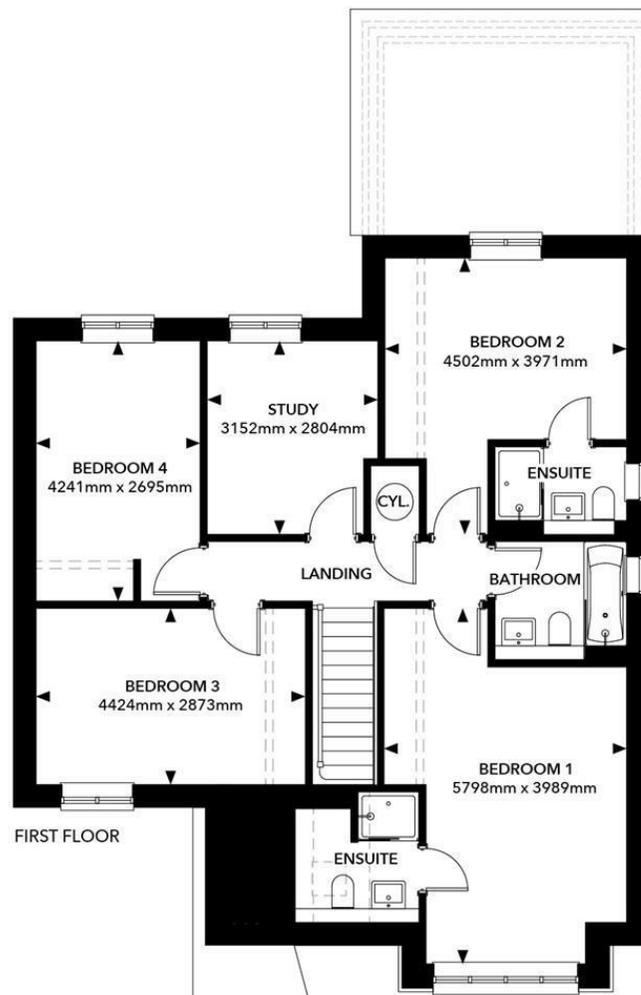
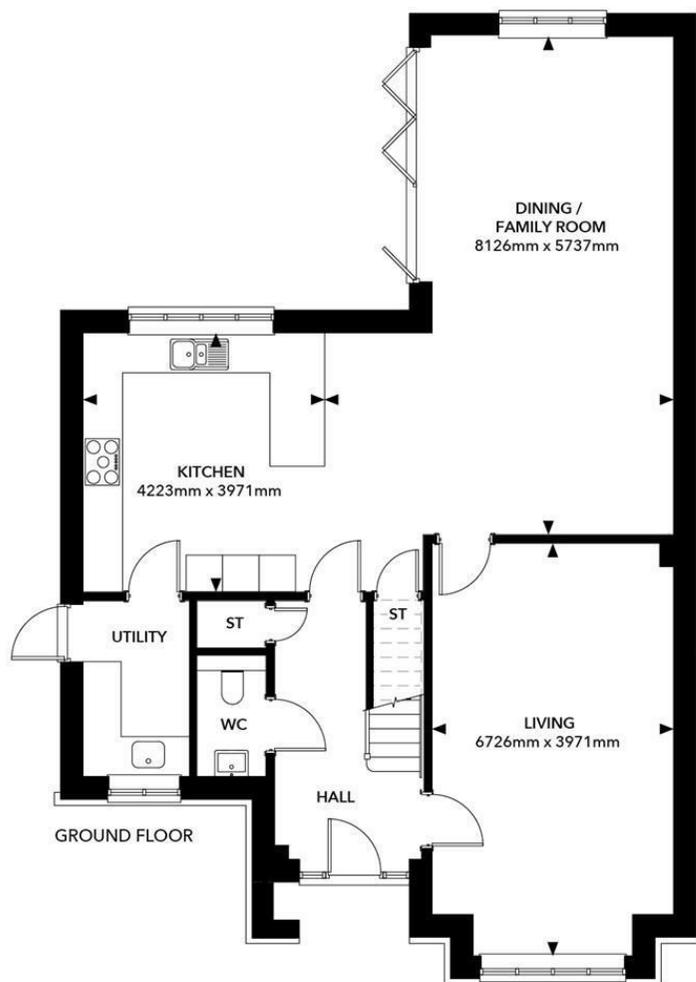
Approximately £1,400 per annum

## COUNCIL TAX

Reigate & Banstead - BAND F Estimated.



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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	<b>93</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

