



Shelvers Way, Tadworth, Surrey KT20 5QF
£900,000 - Freehold

3 2 2

WILLIAMS
HARLOW



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

A delightful 3-bedroom family home, The Laurels enjoys its own private access and features a large open plan kitchen/dining/ living space at the back of the house with bi-fold doors to the garden. There is a separate study and a bedroom, plus shower room, on the ground floor and then two further bedrooms and a family bathroom upstairs.

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) A	93	
(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



THE PROPERTY

A delightful three bedroom family home, The Laurels enjoys its own private access and features a large open plan kitchen/dining/living space at the back of the house with bi-fold doors to the garden. There is a separate study and a bedroom plus shower room on the ground floor and two further bedrooms and a family bathroom to the first floor.

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

MAINTENANCE CHARGES

Approximately £1,400 per annum

COUNCIL TAX

Reigate & Banstead - BAND F Estimated.



Banstead Office

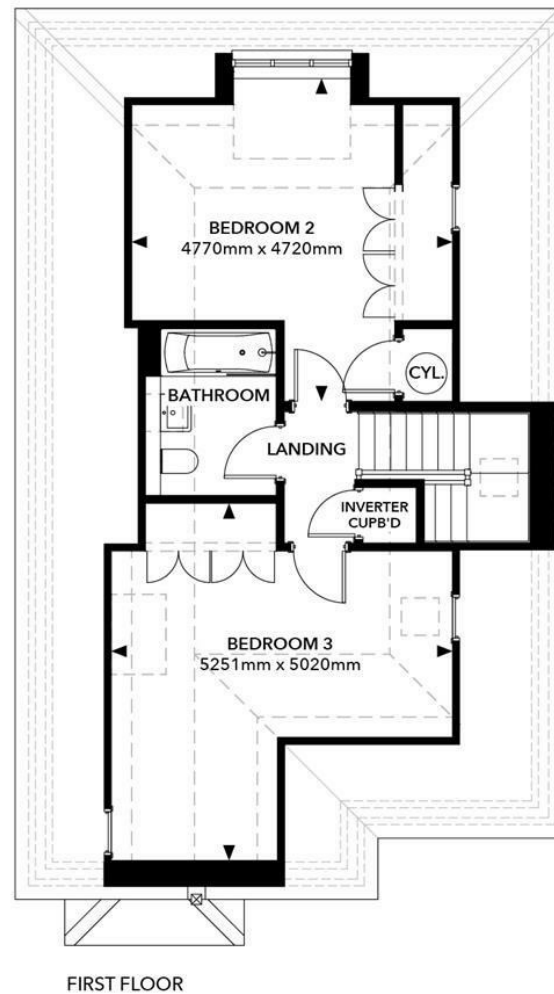
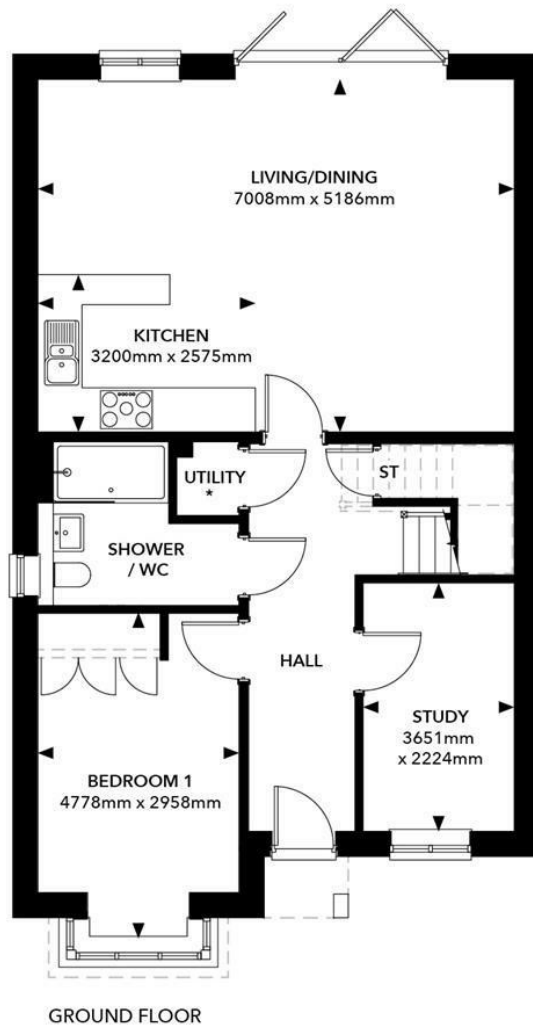
Call: 01737 370022

31 High Street, Banstead, Surrey,
SM7 2NH

banstead@williamsharlow.co.uk

www.williamsharlow.co.uk

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.



**WILLIAMS
HARLOW**