

## Ballards Green Tadworth, Surrey KT20 6DA

WILLIAMS HARLOW ARE EXCITED TO PRESENT A LARGE 3 DOUBLE BEDROOM DETACHED HOUSE TO THE MARKET. This is an impressively large property consisting of two large reception rooms, a large kitchen-diner with access to the rear garden, a downstairs WC and a large internal porch area. Upstairs provides three double bedrooms, 2 bathrooms (1 en-suite) and a good size store cupboard. Benefitting from double glazing and gas central heating; PLUS the house also boasts a separate self-contained office space to the side AND off-street car parking for two vehicles. Available immediately on an unfurnished basis.

£2,350 PCM Unfurnished





## ENTRANCE HALL

Good size internal porch area for coats and shoes

## DOWNSTAIRS WC

WC and hand basin

## FRONT RECEPTION

3.35m x 4.57m (11' x 15')

Wood paneled ceiling with original brick fireplace with feature wood-burner. Carpeted throughout with double glazed window overlooking front garden.

## REAR RECEPTION

3.35m x 3.66m (11' x 12')

Neutral decor with double glazed window overlooking rear garden and carpeted.

## KITCHEN-DINER

2.44m x 6.40m (8' x 21')

Double-room length kitchen-diner with lots of units at knee and eye level. Access to the rear garden and two large double-glazed windows to the rear and side.

## STAIRCASE

Carpeted leading to first floor

## BEDROOM 1

3.35m x 4.27m (11' x 14')

Large double size room with carpeted throughout and neutral decor. Door leading to.....

## EN-SUITE

En-suite family bathroom with bath, shower cubicle, WC and hand basin with fully tiled walls and frosted double glazed window.

## BEDROOM 2

3.35m x 3.05m (11' x 10')

Fully carpeted and neutral decor in this double size room. Double glazed window overlooking rear garden.

## BEDROOM 3

2.44m x 5.79m (8' x 19')

Long bedroom in two areas with front area being a dressing room with built-in wardrobes with the second area being large enough for a double bed. Double glazed window overlooks rear garden.

## BATHROOM

Modern decor with shower over bath, WC and basin. Fully tiled throughout.

## OFFICE

2.13m x 5.18m (7' x 17')

Converted garage with carpets and central heating and double glazed windows with front and rear access.

## EXTERNAL

Front and rear gardens with driveway to accommodate two vehicles.

## COUNCIL TAX

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



## BALLARD GREEN

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1289 SQ FT - 119.74 SQ M  
(EXCLUDING ANNEX)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF ANNEX: 167 SQ FT - 15.48 SQ M

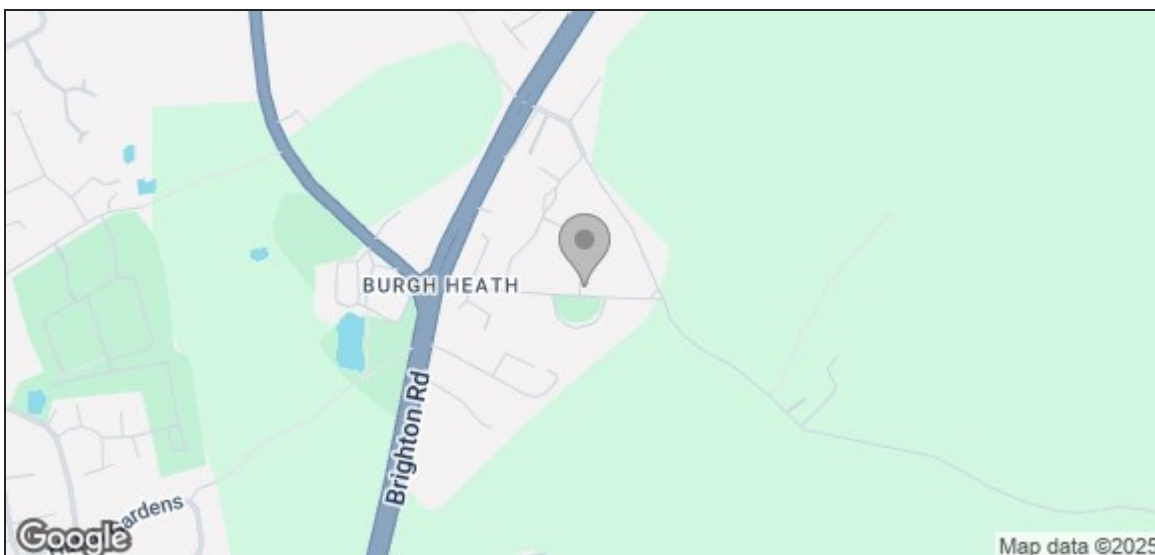


GROUND FLOOR

FIRST FLOOR

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) A		
(81-91) B		
(69-80) C		
(55-68) D	62	77
(39-54) E		
(21-36) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		