

## Waterer Gardens Tadworth, KT20 5PD

WILLIAMS HARLOW ARE PROUD TO PRESENT A VERY SPACIOUS TWO BEDROOM BUNGALOW TO THE RENTAL MARKET. Situated on a quiet yet popular cul-de-sac located conveniently near to both Epsom and Banstead. Comprising of two double bedrooms, a family bathroom, very spacious living room, dining room and kitchen with utility room. Further rooms include a sun/reading room and an office/home gym along with a single garage. Further benefits include a large driveway and an impressive rear garden. Available immediately on an unfurnished basis.

**£2,300 PCM Unfurnished**



## DRIVEWAY

Large paved driveway able to accommodate at least 3 cars

## ENTRANCE

Small glazed porch area

## HALLWAY

Provides access to all rooms:

## BEDROOM ONE

Double size with front aspect double glazed windows

## BEDROOM TWO

Double size with front aspect double glazed bay window

## BATHROOM

Shower cubicle, bath, WC and hand-basin

## LIVING ROOM

Very spacious room with feature fire-place and sliding doors leading into the garden. Access to both sides of the house

## DINING ROOM

Access from living room and open access into the kitchen

## KITCHEN

Good size fully equipped kitchen over-looking the rear garden

## UTILITY ROOM

Front and rear side access. Glazed room with electric power sockets

## SUN ROOM

Accessed off the living room with full-height glazed sliding door giving access into the garden.  
door also provides access to:

## OFFICE/GYM

Good space to be used as a home office and/or home gym/playroom.  
Also gives access into:

## GARAGE

Storage area with door access and sliding vehicular access

## REAR GARDEN

Large rear garden laid mainly to grass with patio area, storage shed and pond feature

## COUNCIL TAX

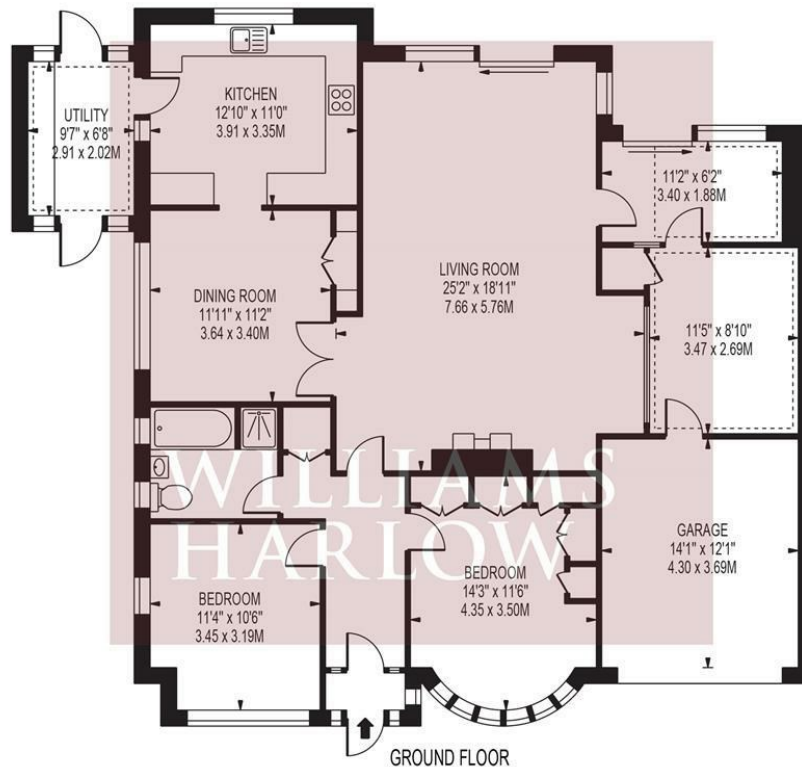
Council tax Band E (£2,992.97) 2025 / 26



## WATERER GARDENS, BURGH HEATH, TADWORTH

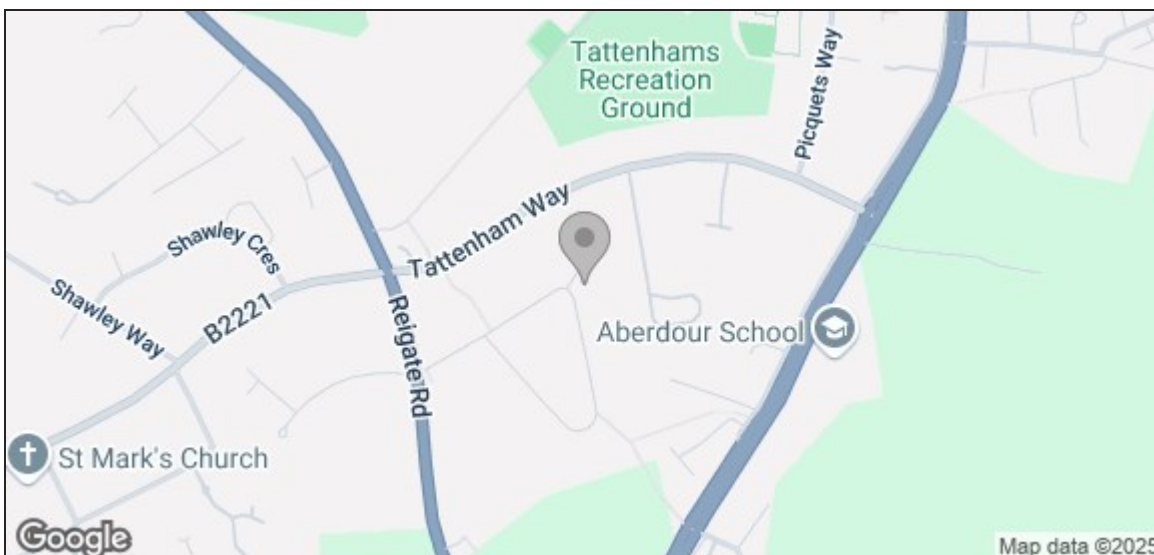
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1404 SQ FT - 130.43 SQ M  
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 171 SQ FT - 15.87 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>                            | 62      | 77        |
| (39-54) <b>E</b>                            |         |           |
| (21-36) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |