



Vicarage Close, Tadworth, Surrey KT20 6QF

£995,000 - Freehold



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**WILLIAMS
HARLOW**



Located centrally in this 0.35 acre plot at the head of a cul-de-sac position in a highly desirable part of Kingswood. This FOUR bedroom detached property is in need of modernisation, however, affords the prospective purchaser the opportunity to both improve and extend (STC). The property has plentiful parking, double garage, three reception rooms, a good sized kitchen/breakfast room, double glazing and gas central heating. To the first floor there are four good sized bedrooms with en-suite to the master bedroom plus additional main bathroom. **SOLE AGENTS. NO ONWARD CHAIN**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	38	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	









FRONT DOOR

Replacement front door with windows either side under recessed entrance canopy with tiled floor, giving access to:

GENEROUS ENTRANCE HALL

Open tread staircase rising to the first floor. Radiator. Coving. Connecting door to the garage. Connecting door to the side. There is a large cupboard housing meters.

DOWNSTAIRS WC

Low level WC. Wash hand basin. Radiator. Window to the side.

SITTING ROOM

A well proportioned room with windows running the full width to the front enjoying a pleasant outlook over the front garden. Radiator. Wall lights. Coving. Fireplace feature. Doorway providing access through to the:

DINING ROOM

Double opening French doors with full height windows overlooking the side garden. Coving. Radiator. Connecting doors to the kitchen and:

STUDY

A double aspect room with window to the side and rear. Radiator.

KITCHEN/BREAKFAST ROOM

Fitted with a range of original units comprising of sink drainer with mixer tap. A comprehensive range of cupboards below the work surface and eye level. Storage shelving. Radiator. Window to the rear. Part tiled walls. Floor standing gas central heating boiler (not tested).

UTILITY ROOM

A run of work surface and inset stainless steel sink drainer with mixer tap. Space for various domestic appliances. Connecting door to the side. Window to the rear. Part tiled walls.

FIRST FLOOR ACCOMMODATION

GENEROUS LANDING

Reached via an open tread staircase. Access to loft void. Radiator. Large linen cupboard housing insulated cylinder.

MASTER BEDROOM

Window to the side. 2 x comprehensive ranges of built in wardrobes providing hanging and storage. Coving. Radiator. Door providing access through to the:

EN-SUITE SHOWER ROOM

Full enclosed shower cubicle. Wash hand basin. Obscured glazed window to the side. Part panelled walls. Heated towel rail.

BEDROOM TWO

Currently extremely well furnished as a study with full height adjustable bookcases on two walls. Window to the rear. Radiator. Built in wardrobe. Coving.

BEDROOM THREE

Window to the side. Fitted wardrobe. Coving. Radiator.

BEDROOM FOUR

Window to the front. Radiator. Fitted wardrobe. Coving.

MAIN BATHROOM

Coloured suite. Panel bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Obscured glazed window to the side. Coving. Fully tiled walls. Shaver point.

SEPARATE WC

Low level WC. Wash hand basin. Bidet. Obscured glazed window to the side. Half height tiling.

OUTSIDE

The property sits centrally in an established 0.35 acres plot which benefits from adjoining Kingswood churchyard. The property is approached by a pathway which provides access to the front door, to the side of which, there are various flower/shrub borders. To the front of the property there is an expanse of lawn with a laurel hedge marking the front

boundary. The garden continues to the side of the property with an array of flower/shrub borders and large yew tree. The garden continues to the rear where there are raised planters, barbecue and an expansive patio area. This gives way to the larger section of garden where the patio continues which also incorporates a swimming pool. Towards the end of the garden there is a changing room which also incorporates a sauna.

PARKING

There are two parking spaces off street.

DOUBLE GARAGE

Located to the side of the property with power and lighting.

COUNCIL TAX

Reigate & Banstead Borough Council BAND G £3,898.91
2024/25



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