Silver Birches, Tadworth, Surrey

£900,000 - Freehold

3 2 2

WILLIAMS HARLOW

SEEDLINGS

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 Shelvers 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 know 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 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

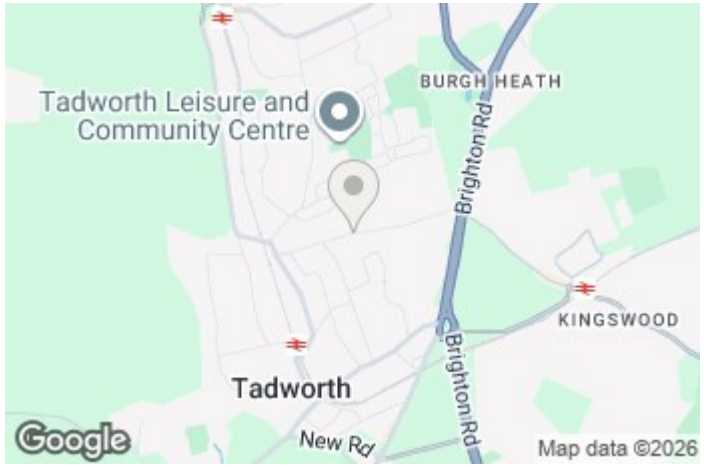
- LED downlighters to kitchen, bathroom and en-suite
- LED lighting strips under kitchen units
- Shaver point in bathroom / en-suite
- Brushed chrome electrical fittings
- Light in garage
- Double socket in garage
- External lighting to front and rear garden and garage
- Electric vehicle charge point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

MAINTENANCE CHARGES

Approximately £1,400 per annum

COUNCIL TAX

Reigate & Banstead - BAND F Estimated.



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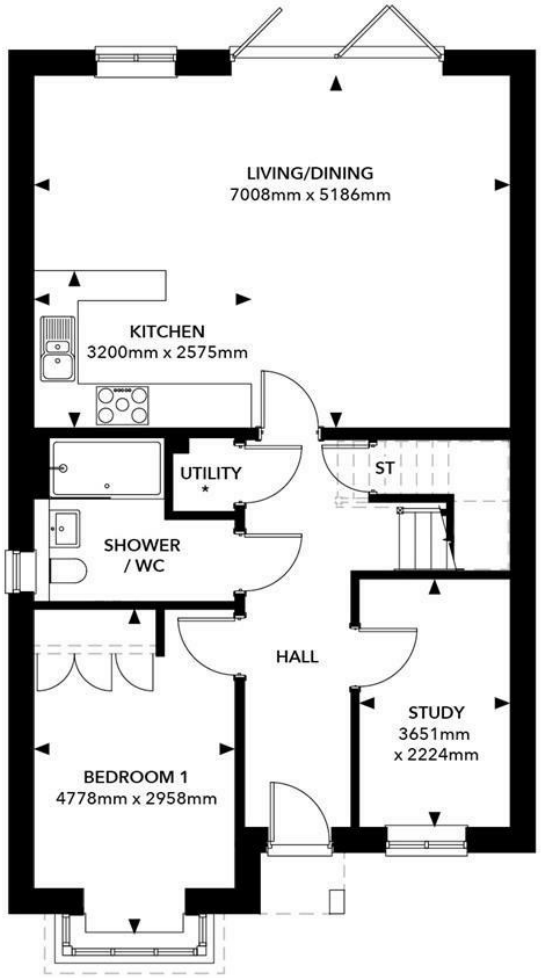
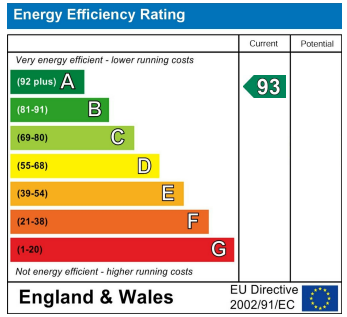


GROUND FLOOR

FIRST FLOOR



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