

**WILLIAMS  
HARLOW**

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## Reads Rest Lane Tadworth, Surrey KT20 6DG

£1,600 PCM Unfurnished



WILLIAMS HARLOW ARE BRINGING A NEWLY FULLY REFURBISHED HOUSE TO THE MARKET. Surrounded by the Surrey countryside, the cottage is in a quiet location but still close to all local the amenities. Comprising three bedrooms, a family bathroom, a good size kitchen and spacious reception room, the house has been fully refurbished to a high standard. Benefiting from a large driveway and very large garden this is the perfect property for a couple or young family. Available immediately on an unfurnished basis.



## DRIVEWAY

Accessed from a private road through a swing gate

## ENTRANCE

The front door leads direct into....

## HALLWAY

Brand new wood flooring leads to:

## RECEPTION ROOM

Large room over looking the font garden and fields beyond. Feature fireplace, large double-glazed aspect window and new flooring and decorating.

## KITCHEN

Full equipped kitchen (fridge-freezer, hob + oven, washing machine & dishwasher) overlooking and with direct access to the rear garden. Double -glazed rear window aspect.

## BATHROOM

Rain shower over bath, WC, hand basin and towel rail. New tiling and plumbing.

## STAIRCASE

Newly carpeted leading from the hallway to the landing and....

## BEDROOM 1

Large double room,newly carpeted and painted and over-looking the countryside at the front of the property.

## BEDROOM 2

Double size room, newly carpeted and decorated and over-looking the countryside views to the rear of the property.

## BEDROOM 3

Small double room with side views over-looking the countryside to the front and rear.

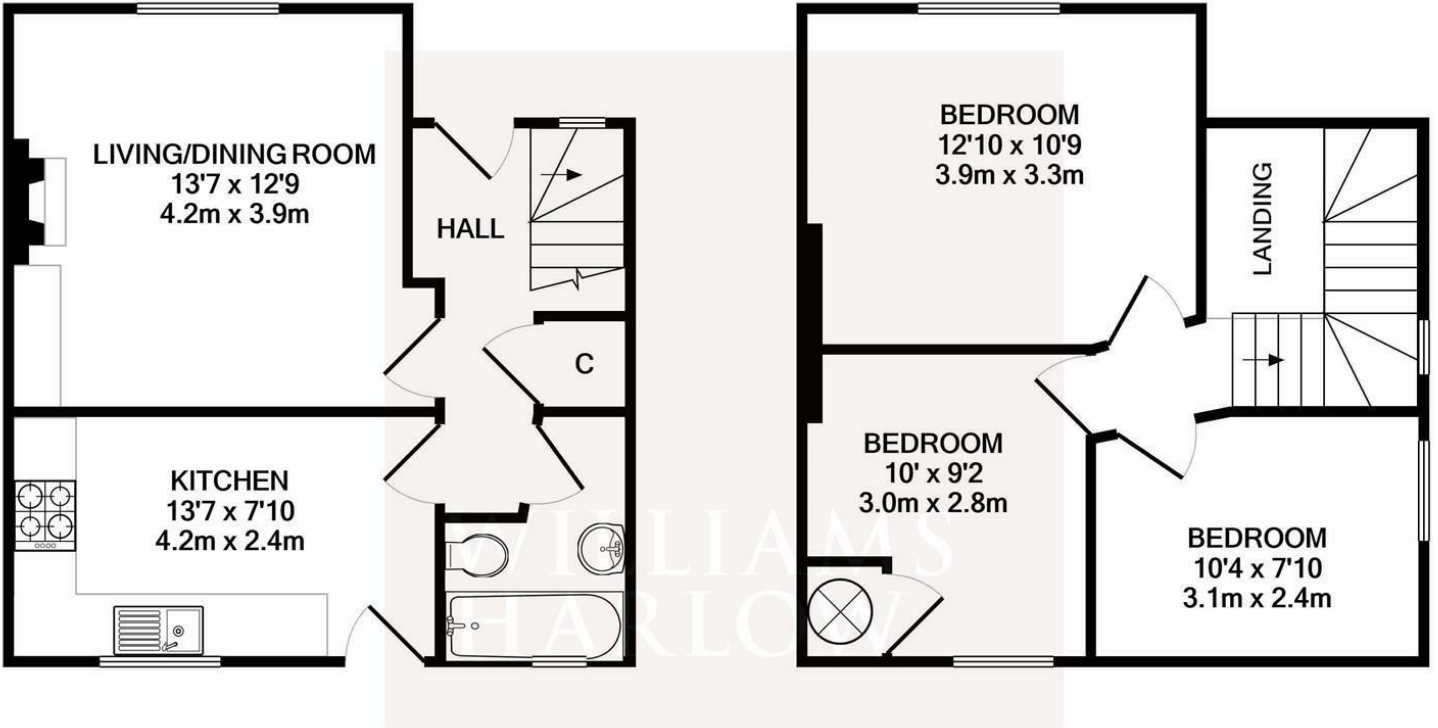
## REAR GARDEN

Large rear garden laid completely to grass with views over the adjoining fields.

## COUNCIL TAX

Council Tax Band D (£2,014.49) 2020/21



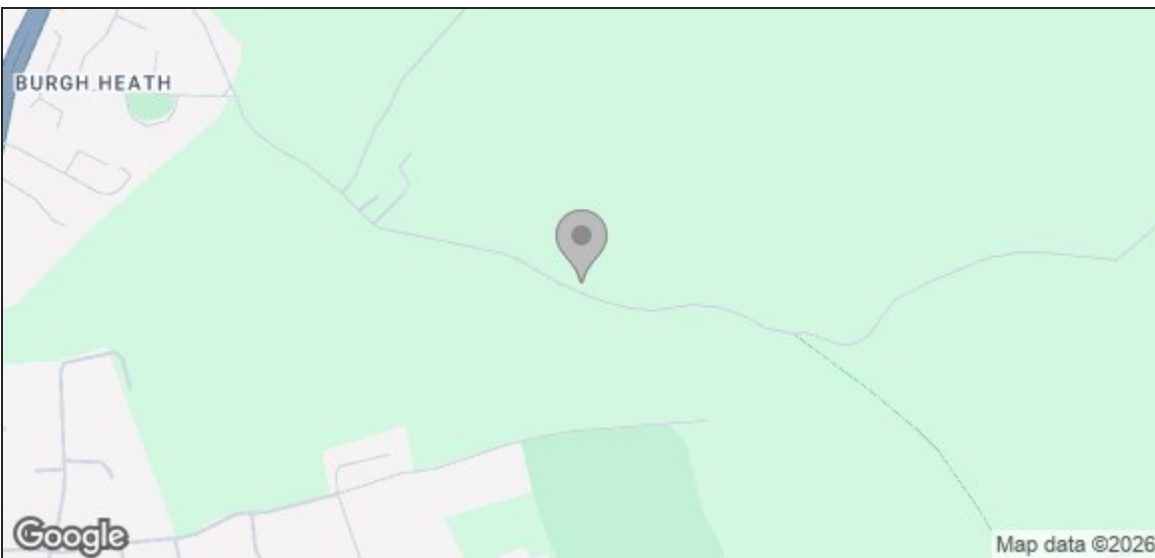


GROUND FLOOR  
APPROX. FLOOR  
AREA 376 SQ.FT.  
(35.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 375 SQ.FT.  
(34.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 751 SQ.FT. (69.8 SQ.M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes before making decisions reliant upon them. KEY: C = CUPBOARD FW = FITTED WARDROBE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	