

Tattenham Way Tadworth, Surrey KT20 5LX

WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO OFFER A beautifully presented and spacious three bedroom semi-detached house with an attractive rear garden extending to 130 ft approximately. Additional benefits include large off street parking, conservatory and two large reception rooms. The property is presented to the market in excellent condition throughout and affords good access to local schools. **SOLE AGENTS**

Offers In Excess Of £750,000 - Freehold



FRONT DOOR

Part glazed front door with outside lighting, giving access through to:

ENTRANCE HALL

Original wooden flooring. Stairs rising to the first floor. Concealed radiator. 2 x understairs storage cupboard. Thermostat for gas central heating. Coving.

DOWNSTAIRS WC

Low level WC. Wash hand basin. Radiator. Window to rear. Tiled floor. Useful storage cupboard with shelving.

LOUNGE

4.88m x 3.35m (16'0 x 11'0)

A double aspect room with windows to front and double opening french doors with windows either side to rear. There are two concealed radiators. Picture rail. Fireplace feature with an inset gas flame effect fire with wooden mantle and tiled insert.

CONSERVATORY

4.01m x 3.30m (13'2 x 10'10)

Windows to three sides enjoying a pleasant outlook over the property's rear garden with double opening french doors to the side. Tiled floor. Radiator.

DINING ROOM

3.63m x 3.02m (11'11 x 9'11)

Window to front. Radiator. Coving. Picture rail.

KITCHEN/BREAKFAST ROOM

3.66m x 3.02m (12'0 x 9'11)

Well fitted with a modern range of wall and base units comprising of roll edge work surfaces incorporating an enamel 1 1/2 bowl sink drainer with mixer tap. There are a comprehensive range of cupboards and drawers below the work surface with fitted double oven and grill. Surface mounted halogen hob with chimney extractor above. A comprehensive range of eye level cupboards and display cabinets. Space and plumbing for washing machine. Integral fridge and freezer. Shelving. Part glazed door and window to the side. Further window to rear. Radiator. Tiled floor. Part tiled walls. Coving and downlighters.

FIRST FLOOR ACCOMMODATION

GENEROUS LANDING

Reached by a turn staircase with large window to rear enjoying a pleasant outlook over the rear garden. Dado rail. Access to loft void and linen cupboard.

MASTER BEDROOM

4.45m x 3.35m (14'7 x 11'0)

Window to rear. Radiator. Picture rail. A comprehensive range of built in furniture comprising of bedside cabinets, chest of drawers and fitted wardrobes.

EN-SUITE SHOWER ROOM

Fully enclosed shower cubicle. Obscured glazed window to front. Wash hand basin with mixer tap. Part tiled walls. Mirror. Shaver light. Downlighter. Ceiling mounted extractor.

BEDROOM TWO

3.07m x 3.05m (10'1 x 10'0)

Window to front. Radiator. Picture rail.

BEDROOM THREE

3.00m x 2.69m (9'10 x 8'10)

Window to rear. Picture rail. Radiator.

BATHROOM

White suite. Panel bath with wall mounted mixer tap, shower above the bath with glass shower screen. Wash hand basin with mixer tap with vanity cupboards both below and to the side. Fully tiled walls. Downlighters. Wall mounted extractor. Radiator. Wall lights.

SEPARATE WC

Large WC which would convert easily into a further shower room, currently comprises of a low level WC, corner mounted wash hand basin with tiled splashback. Obscured glazed window to the rear. Radiator. Dado rail and tiled floor.

OUTSIDE

FRONT

The driveway has been re-surfaced by the present owner to tasteful herringbone brick suitable for parking 3-4 vehicles off street. There are various flower and shrub borders and hedge marking the front boundary. All is accessed by a gate to the front.

DETACHED GARAGE

4.75m x 2.64m (15'7 x 8'8)

Under a pitch tiled roof with up and over door to the front. Power and lighting. Window to rear and connecting door to the side.

SOUTHERLY ASPECT REAR GARDEN

39.62m (130'0)

There is a patio expanding the immediate rear width benefitting from outside lighting. There are various planting areas and two set of steps down to the remainder of the garden which is mainly laid to lawn with various mature flower/shrub borders and some mature trees.

BRICK BUILT SHED

1.98m x 2.44m (6'6 x 8'0)

Formerly an air raid shelter. Power and lighting and window to rear.

OUTDOOR OFFICE/CABIN

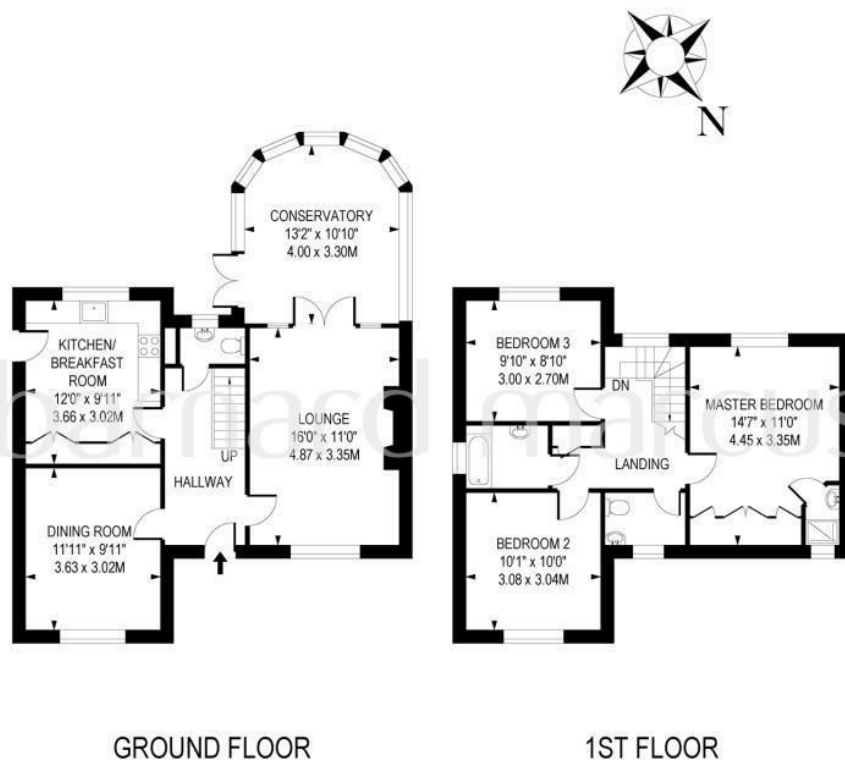
3.53m x 2.36m (11'7 x 7'9)

Located towards the end of the garden with telephone, lighting and power (currently not connected) . Accessed via double opening doors to the front with windows either side under a canopy.



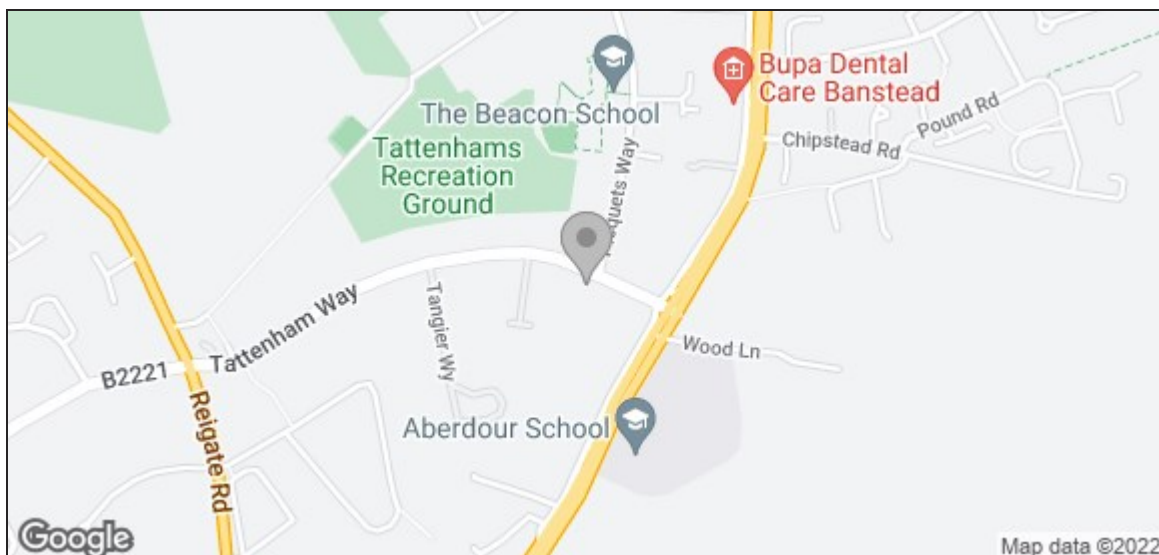
TATTENHAM WAY

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1160 SQ FT - 107.80 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC