



Cross Road, Tadworth, Surrey KT20 5ST  
Offers In Excess Of £825,000 - Freehold



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**WILLIAMS  
HARLOW**





A charming character FOUR bedroom detached home which has been tastefully extended to provide accommodation over three floors. There are THREE reception rooms plus conservatory, FOUR bedrooms and TWO bathrooms. There is a large garden plot offering a good degree of seclusion and all is within a short walk of the Village centre. There is parking for plentiful cars and an attached garage. **SOLE AGENTS**

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## ORIGINAL FRONT DOOR

With leaded light windows on either side under a covered canopy with outside light and tiled floor, giving access through to:

## GENEROUS ENTRANCE HALL

4.29m x 2.44m (14'1 x 8'0)

Original wooden flooring. Understairs storage cupboard. Concealed radiator. Thermostat for gas central heating. Coving.

## DOWNSTAIRS WC

WC. Half height tiling. Window to front. Wash hand basin. Storage cupboards.

## LOUNGE

5.49m x 3.66m (18'0 x 12'0)

2 x windows to side, window to front and sliding patio doors to the rear. Original wooden flooring. Fireplace feature with stone surround and hearth with inset contemporary gas fire. Wall lights. Coving. 2 x radiators. Original sliding doors giving access through to:

## DINING ROOM

3.91m x 3.33m (12'10 x 10'11)

Sliding patio doors to the rear. Serving hatch to the kitchen. Concealed radiator. Wall lights. Coving and original wooden flooring.

## CONSERVATORY

4.06m x 3.51m (13'4 x 11'6)

Third height brick with a useful sill, remaining windows giving an enjoyable view over the rear garden. Double opening doors to the side. Radiator and tiled floor. Wall lights.

## KITCHEN/BREAKFAST ROOM

4.47m x 4.32m (14'8 x 14'2)

Granite work surfaces incorporating a 1 1/2 bowl sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface incorporating a dishwasher, surface mounted six ring gas hob with chimney extractor above. A comprehensive range of eye level cupboards. Downlighters. Part tiled walls and tiled floor. Central island suitable for a breakfast bar. Double oven and grill. Fitted microwave. Space for American style fridge freezer. Window to rear. Glazed door to rear. Radiator.

## SITTING AREA

3.48m x 3.61m (11'5 x 11'10)

Window to side, radiator, downlighters and connecting door to garage. Continuation of matching tiled floor to kitchen. From here there is a doorway which provides access to the:

## UTILITY ROOM

3.73m x 1.93m (12'3 x 6'4)

A run of work surface incorporating a sink drainer with mixer tap. A comprehensive range of cupboard and drawers and eye level cupboards. Space and plumbing for two domestic appliances. Window to rear. Part tiled walls. Connecting door to side and radiator.

## FIRST FLOOR ACCOMMODATION

### LANDING

2 x windows to front. Stairs rising to the second floor. Radiator.

### MASTER BEDROOM

5.38m x 3.66m (17'8 x 12'0)

Double aspect window to front and rear. A comprehensive range of built in bedroom furniture comprising of fitted wardrobes, storage cupboards, chest of drawers and dressing table.

### BEDROOM TWO

3.78m x 2.97m (12'5 x 9'9)

Window to rear. Radiator.

### BEDROOM THREE

2.95m x 3.48m (9'8 x 11'5)

Double aspect, window to side and rear. Radiator.

## BATHROOM

White suite. Panel bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Fully enclosed shower cubicle. Airing cupboard. Ceiling mounted extractor. Downlighters. Window to side. Half height tiling and shaver point.

## SECOND FLOOR ACCOMMODATION

### BEDROOM FOUR

Principally divided into three areas.

### OFFICE

3.07m x 2.49m (10'1 x 8'2)

Various built in office furniture comprising of large work desk with drawers either side and shelving. This gives way to:

## BEDROOM AREA

5.03m x 3.02m (16'6 x 9'11)

Some restricted head room. 2 x velux windows to rear. Further velux window to front. 2 eave access storage points.

## BATHROOM

White suite. Panel bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Part tiled walls. Heated towel rail. Velux window to the rear.

## OUTSIDE

### FRONT

There is off street parking for approximately 4-5 vehicles and well laid driveway which provides access to the front door.

### ATTACHED GARAGE

4.65m x 4.01m (15'3 x 13'2)

Up and over door to the front. Power and lighting. Useful eaves storage.

### SIDE ACCESS

Can be obtained by either side of the property.

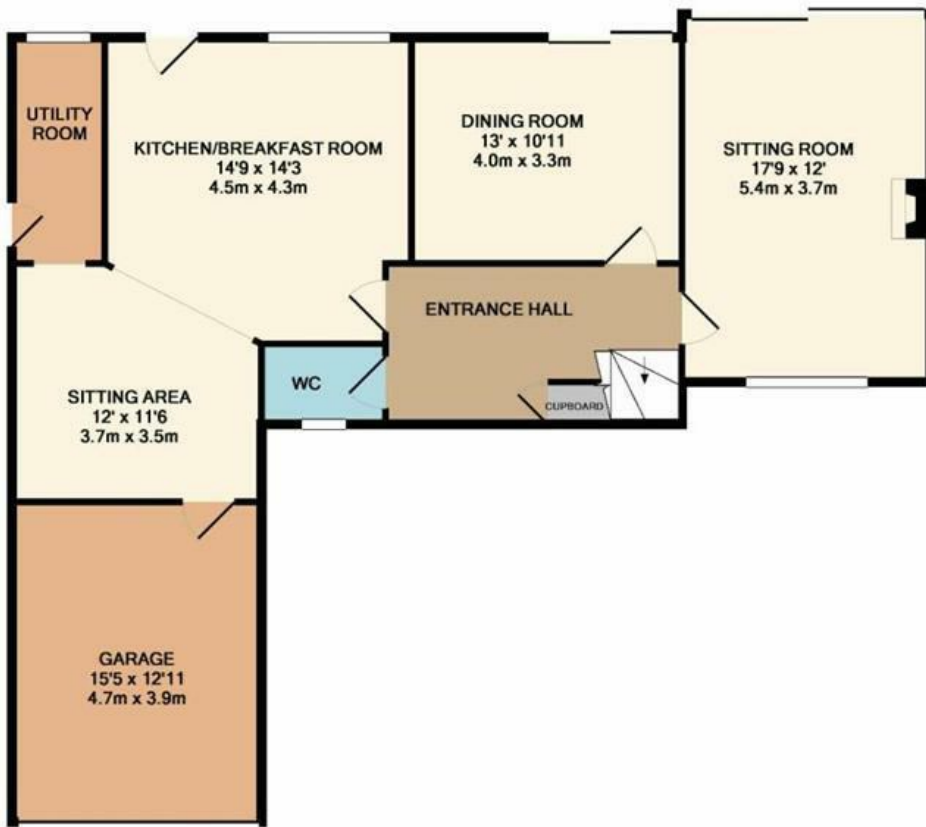
### FEATURE REAR GARDEN

37.19m x 15.54m approximately (122'0 x 51'0 approximately)

There is a patio expanding the immediate rear width benefitting from an outside tap. The remainder of the garden is laid principally to two large areas of well manicured lawn interspersed with attractive flower and shrub borders and some mature trees. The garden enjoys a good degree of privacy. Towards the end there is a wooden garden potting shed.



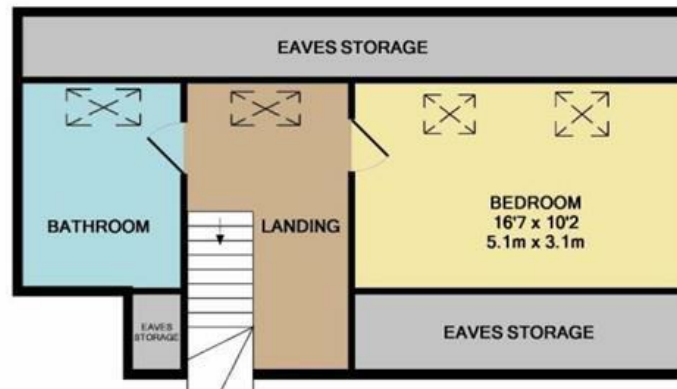




GROUND FLOOR  
APPROX. FLOOR  
AREA 1043 SQ.FT.  
(96.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 591 SQ.FT.  
(54.9 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 542 SQ.FT.  
(50.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2176 SQ.FT. (202.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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