



Vicarage Close, Tadworth, Surrey KT20 6QF
Offers In Excess Of £1,250,000 - Freehold



**WILLIAMS
HARLOW**



WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO PRESENT an opportunity to acquire a MODERN ENERGY EFFICIENT DETACHED home on the outskirts of KINGSWOOD VILLAGE. With FOUR DOUBLE BEDROOMS, three with en-suite, open plan kitchen/living area and parking available for FIVE vehicles. The property is located in a cul-de-sac position with brilliant access to the A217, M25 and Kingswood train station is nearby with a direct service to London Bridge. VENDORS SUITED

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		82	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



FRONT DOOR

Glazed front door with full height windows to the side and above.

ENTRANCE HALL

Spacious bright entrance hall with vaulted ceiling. Open tread turn staircase providing access to the first floor. Wood flooring. Access to the integral garage.

SITTING ROOM

Large double glazed French doors to the rear. Radiator.

KITCHEN/DINING/FAMILY ROOM

Great entertainment space offering lounge and dining areas. Double glazed bi-fold doors to the rear and side giving direct access to the decking area and rear garden. The kitchen has all fitted appliances including dishwasher and fridge freezer. Breakfast island with cupboards/drawer and wine cooler below, area for seating and incorporating AEG hob with an inset Luxair induction above creating a lovely ambience. Fitted Neff twin ovens, one with microwave. Quartz work surfaces with part tiled splashback surround. Double glazed window to the side. Quartz window sills. Wood flooring with underfloor heating. Downlighters.

UTILITY AREA

Composite work tops with spaces for fridge freezer, washing machine and tumble dryer below. Tiled floor. Downlighters. Gloworm boiler with megaflo. Direct access to the side patio area of the property.

STUDY

Large double glazed window to the front. Wood flooring. Radiator.

DOWNSTAIRS WC

Low level WC. Wash hand basin with cupboard below. Heated towel rail. Window to the side. Wood effect laminate flooring. Fuse board.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a turn staircase with glass balustrade. Airing cupboard housing the mega pump system.

MASTER BEDROOM

Double aspect room with large double glazed window to the rear overlooking garden and window to the side. Door giving access to the:

DRESSING ROOM

Radiator.

EN-SUITE SHOWER ROOM

Panel bath. Shower cubicle. Low level WC. Twin wash hand basins with mixer tap and glass vanity cupboards above. Tiled walls. Tiled effect flooring. Double glazed obscured window. Heated towel rail. Extractor fan.

BEDROOM TWO

Double glazed window overlooking the rear garden and double glazed window to the side. Space for a fitted wardrobe. Radiator.

BEDROOM THREE

Double glazed window to the front plus an additional small double glazed window to the front. Fitted wardrobes. Radiator. Laminate flooring. Door giving access through to the:

EN-SUITE SHOWER ROOM

Walk in shower with glass doors. Low level WC. Wash hand basin with mirror cabinet above. Heated towel rail. Fully tiled walls and floor. Extractor fan.

BEDROOM FOUR

Double glazed window to the rear. Fitted wardrobes. Radiator. Door giving access through to the:

EN-SUITE SHOWER ROOM

Enclosed glass shower cubicle. Low level WC. Wash hand basin with mirrored cabinet above. Heated towel rail. Fully tiled walls. Tile effect flooring. Extractor fan.

FAMILY BATHROOM

Bath. Shower with glass screen. Low level WC. Wash hand basin with mixer tap and mirrored cabinet above. Obscured double glazed window to the rear. Fully tiled walls and tiled effect flooring.

OUTSIDE

FRONT

There is hedge/fence marking the front boundary, a small area of level lawn and a driveway providing off street parking for three vehicles and access to the:

INTEGRAL DOUBLE GARAGE

Accessed via electric roller door. Power and lighting. Various cupboards providing useful storage. Door providing access to the side of the property. Built in fitted work station.

REAR GARDEN

There is a decking area immediately to the rear and to the side. The garden wraps round to both sides of the property. The remainder of the garden is laid to level lawn with mature trees and herbaceous borders. Useful side access to both sides of the property providing access to the front. There is a pathway giving access to the:

SUMMER HOUSE

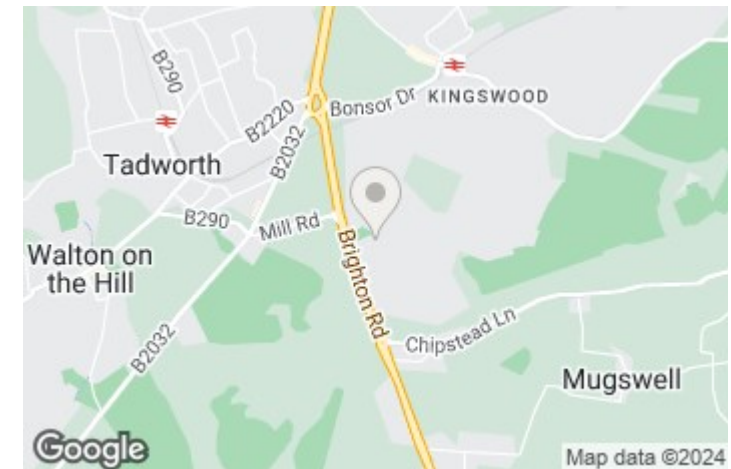
With power, lighting and broadband. Fully insulated.

LARGE STORAGE SHED

Located to the side of the property.

COUNCIL TAX

Reigate & Banstead BAND G £3,725.60 2023/24



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Vicarage Close, KT20

Approximate Gross Internal Area = 217.6 sq m / 2342 sq ft

(Including Garage)

Garden Room = 12.3 sq m / 132 sq ft

Total = 229.9 sq m / 2474 sq ft

