

## Brighton Road Tadworth, Surrey KT20 6AA

A rare opportunity to acquire a former Victorian school which has been converted into three individual dwellings. The property offers two good sized reception rooms, fully fitted kitchen and bathroom plus two good sized bedrooms to the first floor. Off street parking for two vehicles. Useful side lobby and enclosed garden to the front. The property benefits for siding onto open countryside with access to Burgh Heath and Tangier Woods. SOLE AGENTS. VENDOR CURRENTLY SUITED.

Offers In Excess Of £399,950 - Share of Freehold



## FRONT DOOR

Original front door giving accessed to the:

## GENEROUS SHARED ENTRANCE LOBBY

Giving access to the:

## PRIVATE FRONT DOOR

Giving access through to the:

## ENTRANCE HALLWAY

3.76m x 0.86m (12'4 x 2'10)

Wooden flooring. Downlighters.

## SITTING ROOM

4.32m x 3.28m (14'2 x 10'9)

The room is of double aspect with window to the side and front. Radiator. Panelled walls. Original exposed beams. Wall lights.

## DINING ROOM

3.12m x 2.97m (10'3 x 9'9)

An open tread turn staircase to the first floor with attractive balustrade. Vaulted ceiling with original beam work. Window to the front. Radiator. Wooden flooring.

## KITCHEN

3.84m x 1.68m (12'7 x 5'6)

Fitted range of wall and base units comprising of work surfaces with inset sink drainer with mixer tap. Spaces for slimline dishwasher and upright fridge freezer. Fitted double oven and grill. Surface mounted four ring gas hob with chimney extractor above. Downlighters. Wooden flooring. Part tiled walls. Wall mounted gas central heating boiler. Glazed stable door which gives access to the:

## SIDE LOBBY

6.05m x 1.22m (19'10 x 4'0)

Connecting doors both to the side and front. Space and plumbing for domestic appliances and a range of in built storage cupboards. Windows to the side.

## RE-FITTED BATHROOM

2.84m x 1.98m (9'4 x 6'6)

White suite. Panel bath with mixer tap, grab rails and shower attachment. Fully enclosed shower cubicle with both rain shower and hand held attachment. Low level WC. Wash hand basin with cupboard below. Mirrored cabinet. Part tiled walls. Wood effect flooring. Heated towel rail. Large airing cupboard.

## FIRST FLOOR ACCOMMODATION

### GOOD SIZED LANDING

Built in storage. Exposed beams. Downlighters.

### BEDROOM ONE

4.50m x 2.92m (14'9 x 9'7)

Window to the side. Skylight. Wood effect flooring. In built storage. Exposed beam work. Downlighters.

### BEDROOM TWO

2.31m x 3.51m (7'7 x 11'6)

Skylight window. Downlighters. In built storage.

## OUTSIDE

### COMMUNAL GARDEN AREA

This section of the garden is only used for this property and is laid to artificial lawn surrounded by patio. There is a fencing marking the boundaries and outside lighting.

### PARKING

There is parking available for two vehicles.

### LEASE

83 years remaining.

### BUILDINGS INSURANCE

£36.08 per month.

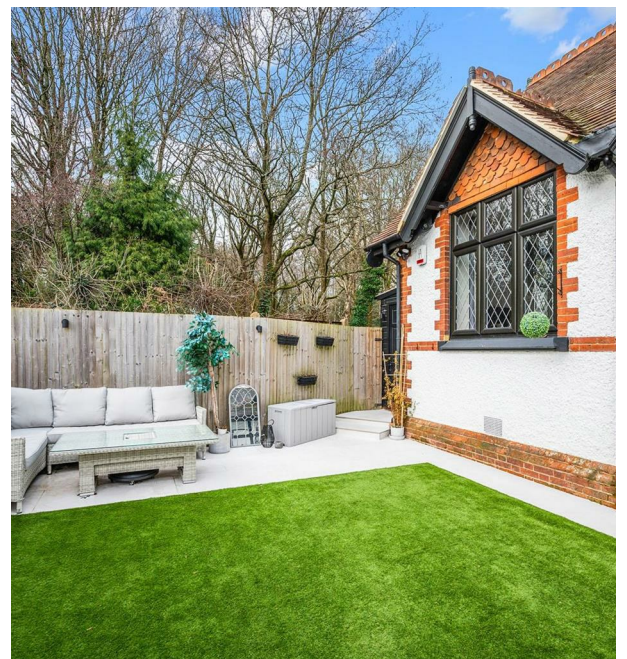
### MAINTENANCE CHARGE

£25.00 per month

### COUNCIL TAX

Reigate & Banstead BAND C1,986.98 2023/24





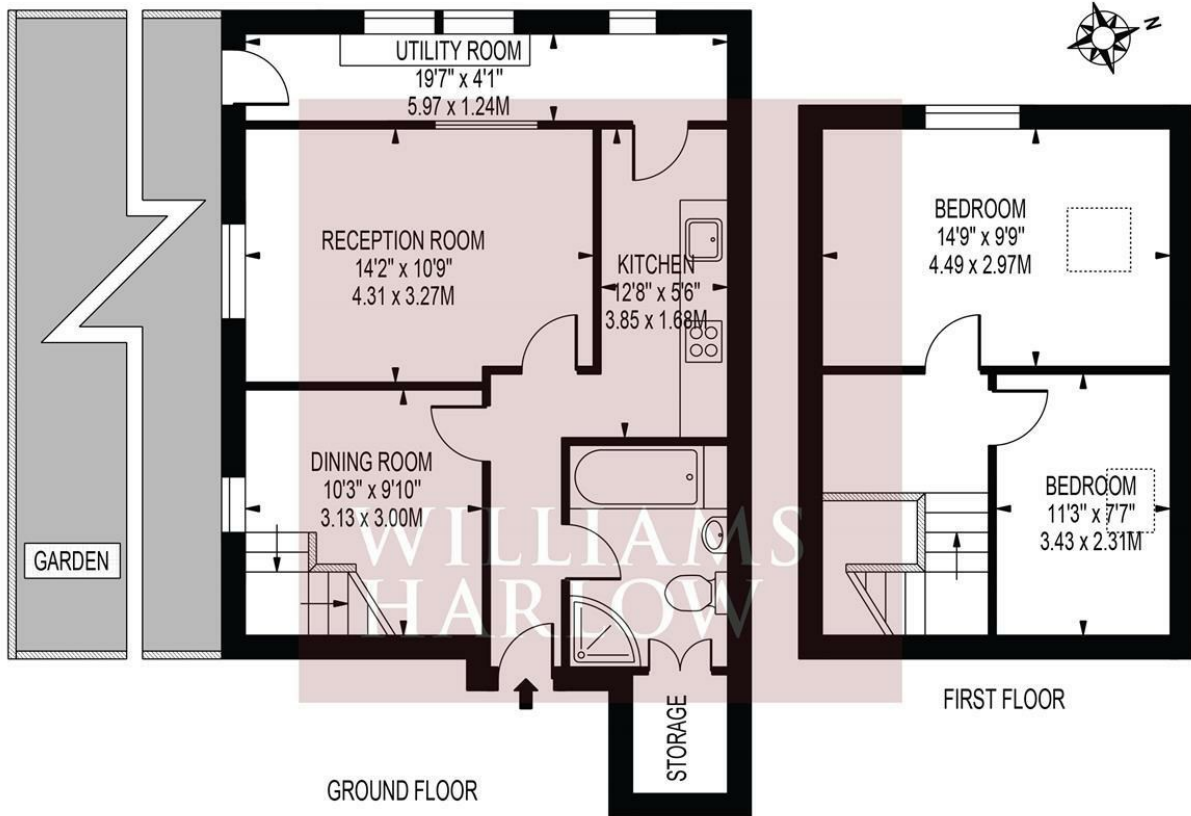


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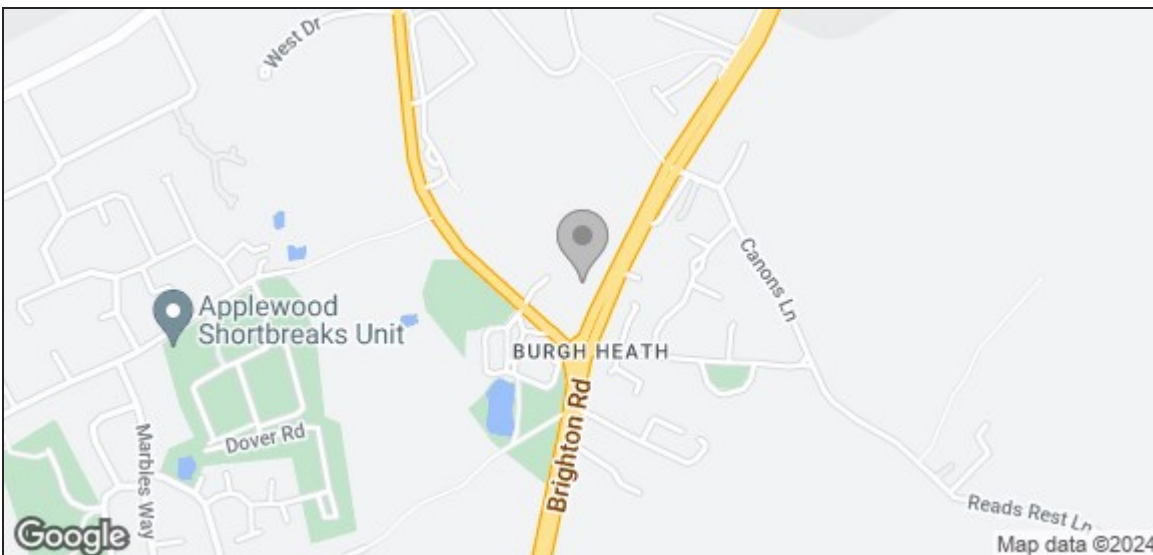
**WILLIAMS  
HARLOW**

## CHIPS FOLLY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 836 SQ FT - 77.64 SQ M



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
Vary energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	56
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	