

## Josephine Avenue Tadworth, Surrey KT20 7AQ

WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO OFFER an opportunity to acquire an exceptionally well presented THREE BEDROOM SEMI DETACHED HOUSE that has been not only the subject of a single storey rear extension but also a double storey extension to the side. The property also offers an integral single garage and plentiful parking to the front. The area is well served by local shops, good local schools and good access to both A217 and M25 motorway. SOLE AGENTS

Offers In Excess Of £625,000 - Freehold



## FRONT DOOR

Replacement front door with obscured glazed windows either side under a portico tiled porch with outside lighting, giving access through to the:

## ENTRANCE HALL

6.40m x 1.65m (21'0 x 5'5)

Stairs to the first floor with understairs storage cupboard. Coving. Radiator.

## DOWNSTAIRS WC

Completely re-fitted by the present owners comprising of a fully enclosed shower cubicle with wall mounted shower. Wash hand basin with mixer tap and illuminated mirror above and cupboards below and to the side. Low level WC. Obscured glazed window to the side. Tiled walls and floor. Downlighters. Coving. Wall mounted extractor.

## UTILITY ROOM

1.50m x 1.80m (4'11 x 5'11)

Run of work surface incorporating a stainless steel sink drainer with mixer below which there are storage cupboards and space for an under counter appliance. Eye level cupboards. Part tiled walls. Wall mounted gas central heating boiler. Downlighters. Coving. Part tiled walls. Tiled floor.

## KITCHEN/DINING ROOM

3.30m x 8.05m (10'10 x 26'5)

The kitchen was fitted approximately 1 year ago by present owners and comprises of Quartz work surfaces incorporating a sink with a mixer tap and also Quooker tap. Surface mounted four ring hob with contemporary extractor above. A comprehensive range of cupboards and drawers. Integral dishwasher, full height fridge and full height freezer. Fitted oven and grill. Coving. Downlighters. Wood effect flooring. Bay window to the front. Radiator.

## LOUNGE

3.71m x 6.88m (12'2 x 22'7)

Wood effect flooring. 2 x ceiling roses. Wall lights. Coving. 2 x sets of double opening french doors to the rear enjoying a pleasant outlook over the rear garden.

## FIRST FLOOR ACCOMMODATION

### GENEROUS LANDING

Reached by a turn staircase. Coving. Access to the loft void.

### BEDROOM ONE

3.18m x 4.06m (10'5 x 13'4)

Bay window to the front. Downlighters. Radiator.

## BEDROOM TWO

2.69m x 3.76m (8'10 x 12'4)

Measured to the face of a comprehensive range of built in bedroom furniture comprising of fitted wardrobes with sliding mirrored doors. Downlighters. Window to the rear. Radiator.

## 'L' SHAPED BEDROOM THREE

3.40m x 4.27m (11'2 x 14'0)

The room is of double aspect with two windows to the front and a further window to the side. Radiator. Coving. Fitted wardrobe.

## RE-FITTED BATHROOM

Panel Whirlpool bath with mixer tap. Fully enclosed shower cubicle. Eye level cupboards, one of which is mirrored. Wash hand basin with mixer tap and vanity cupboards below. Low level WC with concealed cistern. Fully tiled walls and tiled floor. Obscured glazed windows to the rear. Coving. Downlighters. Heated towel rail.

## OUTSIDE

### FRONT

The front of the property is mainly hard landscaped and provides off street parking for up to four vehicles. Here you can access the property's front door.

### ATTACHED GARAGE

Up and over door to the front. Power and lighting. Connecting door to the rear garden.

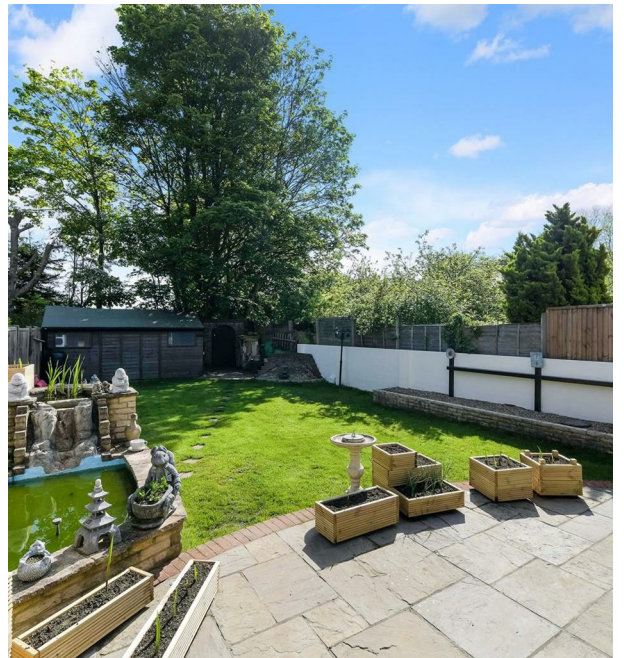
### REAR GARDEN

18.29m x 8.66m approximately (60'0 x 28'5 approximately)

There is a patio immediately to the rear of the property benefitting from outside lighting. There is also an outside tap in the side passage. The remainder of the garden is mainly laid to level lawn. Raised ornamental garden pond with a waterfall feature and further patio towards to the end of the garden. Large wooden garden shed. There is a gate to the rear providing useful pedestrian access.

### COUNCIL TAX

Reigate & Banstead Borough Council BAND E £2,645.40 2022/23

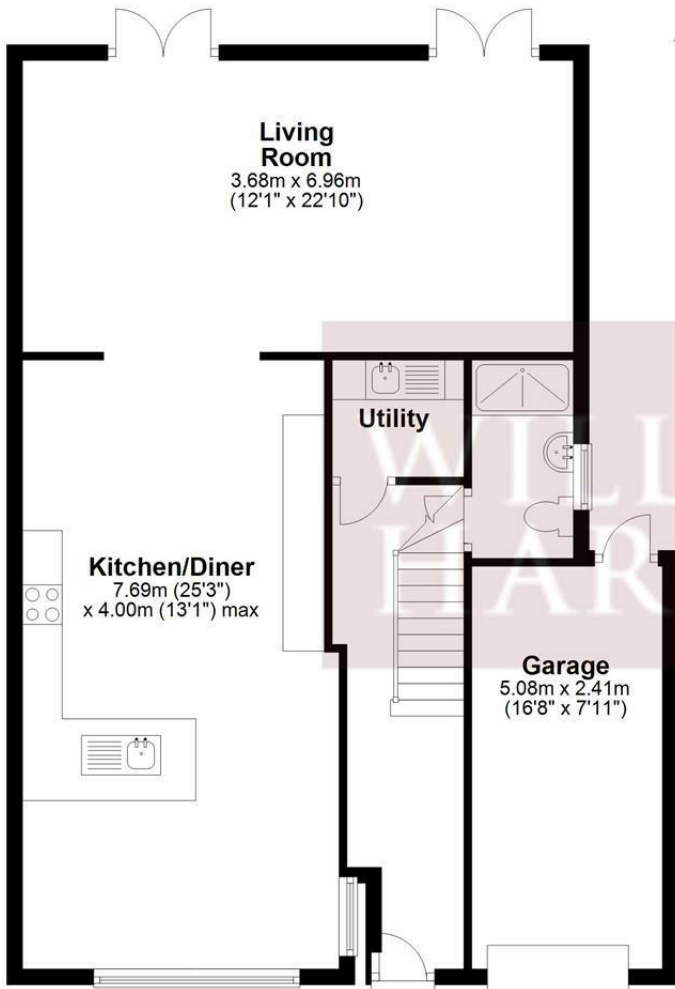


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**WILLIAMS  
HARLOW**

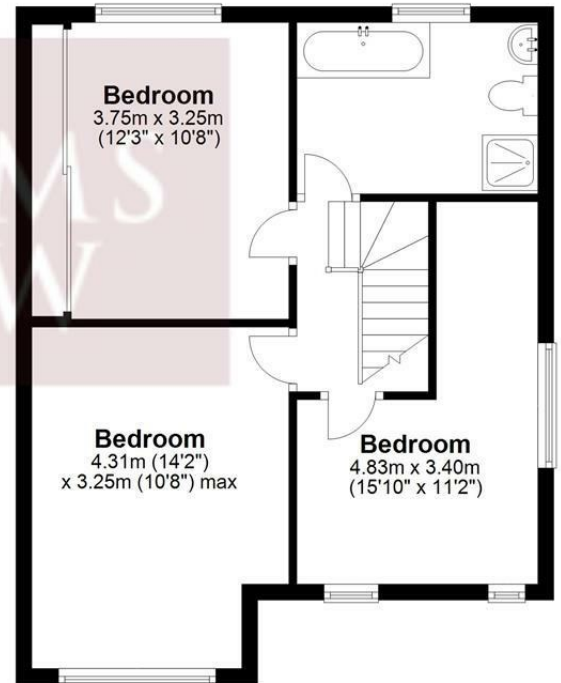
**Ground Floor**

Main area: approx. 72.1 sq. metres (776.2 sq. feet)  
Plus garages, approx. 12.2 sq. metres (131.7 sq. feet)



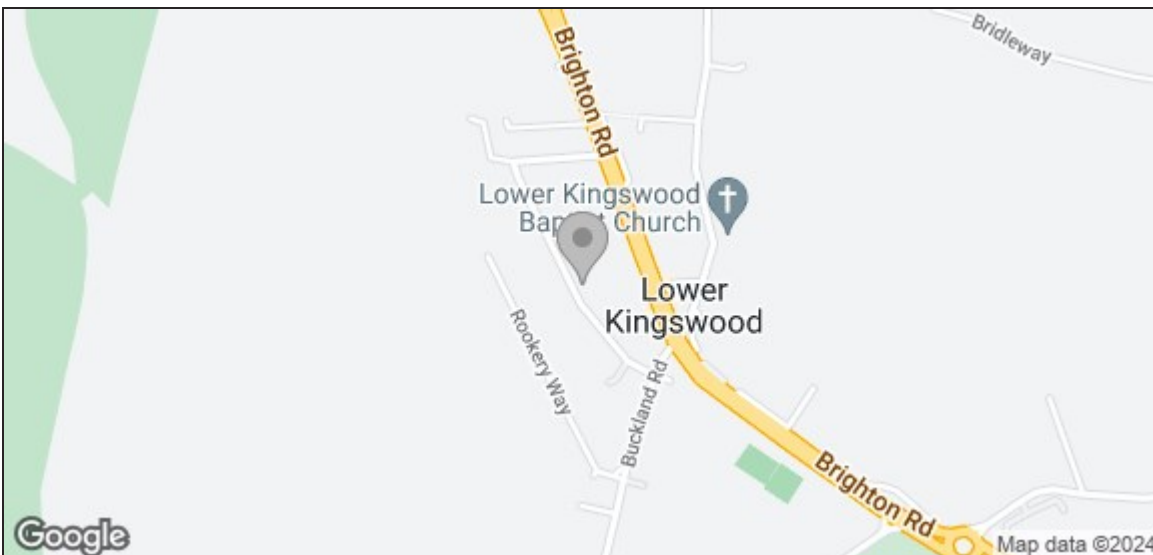
**First Floor**

Approx. 48.2 sq. metres (518.3 sq. feet)



Main area: Approx. 120.3 sq. metres (1294.5 sq. feet)

Plus garages, approx. 12.2 sq. metres (131.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(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	