

**WILLIAMS  
HARLOW**

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## De Burgh Gardens Tadworth, Surrey KT20 5LU

An opportunity to acquire a modern detached home with three bedrooms with an en-suite to the master bedroom, located in a cul-de-sac position. The property has private parking for three vehicles plus an attached garage. Separate utility room. A good sized rear garden of 48'0 x 32'0 approximately. Gas central heating. Double glazing. SOLE AGENTS

Asking Price £640,000 - Freehold



## FRONT DOOR

Replacement front door with window to the side, under pitch tiled canopy with outside, giving access through to the:

## ENTRANCE HALL

Stairs rising to the first floor. Radiator. Coving. Consumer unit. Fitted shutter to the front. Thermostat for the gas central heating.

## DOWNSTAIRS WC

Low level WC. Wash hand basin with tiled splashback. Radiator.

## AGENTS NOTE

We understand from our vendors that this was the former show home on the complex and the doors providing access to the downstairs WC and lounge are of disabled access width.

## LOUNGE

Attractive bay window to the front with shutters. Radiator. Coving. Wall lights. Fireplace feature with wooden surround and stone hearth with inset electric fire.

## DINING ROOM

Accessible from the lounge. Double opening French doors to the rear. Radiator. Coving.

## KITCHEN

Well fitted with a range of wall and base units comprising of roll edge work surfaces incorporating a sink drainer with mixer tap. Spaces for dishwasher and upright fridge freezer. Fitted oven and grill. Surface mounted four ring gas hob with extractor above. Window to the rear. Part tiled walls. Tiled effect flooring. Radiator. Archway opening through to the:

## UTILITY ROOM

Run of work surface with an inset sink drainer with mixer tap. Below which there are spaces for two domestic appliances. Eye level cupboards. Wall mounted extractor. Connecting part glazed door to the side. Part tile walls.

## FIRST FLOOR ACCOMMODATION

### LANDING

Reached by a turn staircase. Window to the side with shutter. Radiator. Access to the loft void. Airing cupboard housing the gas central heating boiler.

### MASTER BEDROOM

Window to the front with fitted shutters. Radiator. A comprehensive range of built in wardrobes providing useful hanging and storage. Doorway through to the:

### EN-SUITE SHOWER ROOM

Fully enclosed shower cubicle. Low level WC. Wash hand basin with vanity cupboard below. Fully tiled walls. Heated towel rail. Wood effect flooring. Ceiling mounted extractor. Obscured glazed window to the front. Shaver point.

### BEDROOM TWO

Window to the rear with fitted shutters. Radiator.

## BEDROOM THREE

Window to the rear with fitted shutters. Radiator.

## BATHROOM

White suite. Panel bath with grab rails. Independent shower above the bath with glass shower screen. Pedestal wash hand basin. Low level WC. Part tiled walls. Obscured glazed window to the side. Heated towel rail. Shaver point. Ceiling mounted extractor.

## OUTSIDE

### FRONT

There is an area of lawn flanked mature flower/shrub borders.

### PARKING

There are three allocated parking spaces. Two are located to the side of the property and one directly to the front.

### ATTACHED GARAGE

Electronically controlled roller door to the front. Under a pitch roof. Power and lighting. Connecting door to the rear.

### REAR GARDEN

14.63m x 9.75m approximately (48'0 x 32'0 approximately)  
There is a patio expanding the immediate rear width of the property which benefits from outside lighting and outside tap. There is a useful covered storage to the side of the property. The remainder of the garden is mainly laid to level lawn flanked by mature flower/shrub borders and some mature trees. Towards the end of the garden there is a summer house.

### COUNCIL TAX

Reigate & Banstead BAND F £3,379.06 2024/25

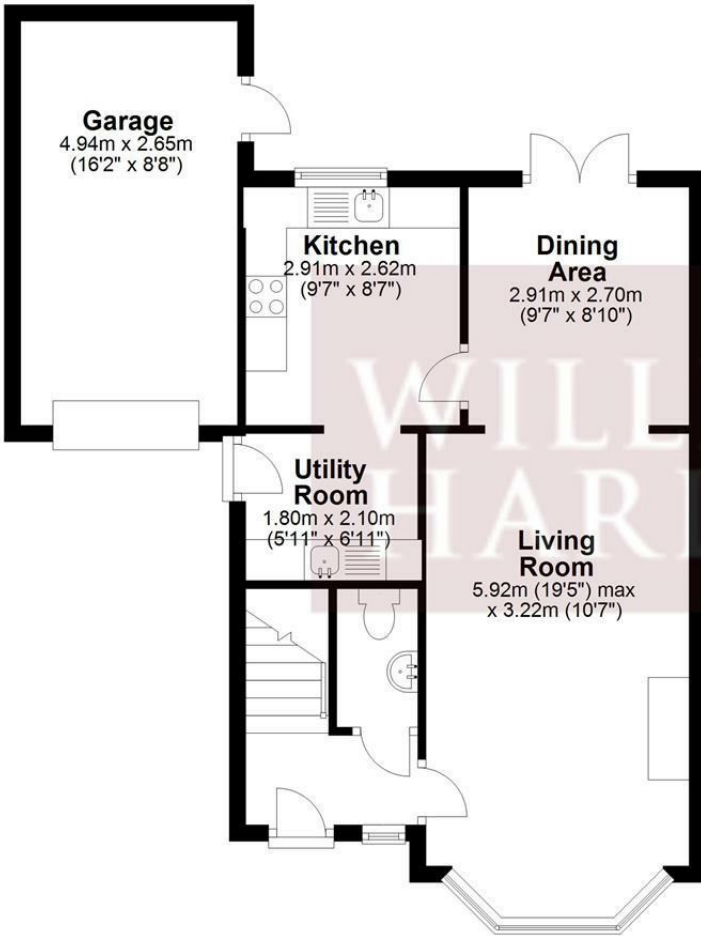


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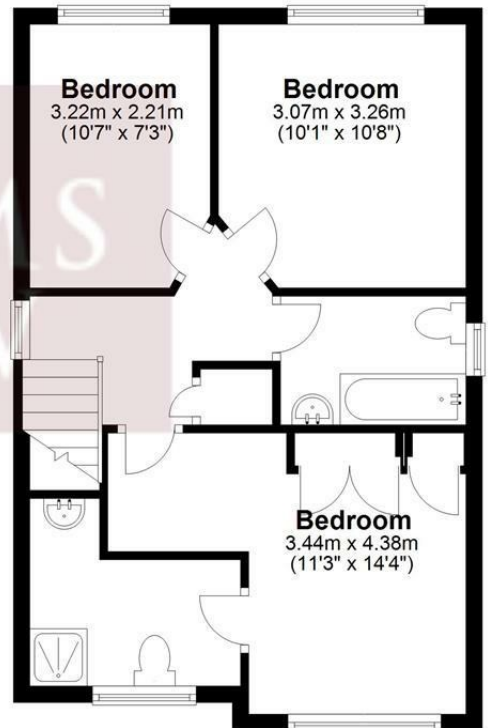
**Ground Floor**

Main area: approx. 44.3 sq. metres (476.9 sq. feet)  
Plus garages, approx. 13.1 sq. metres (140.9 sq. feet)



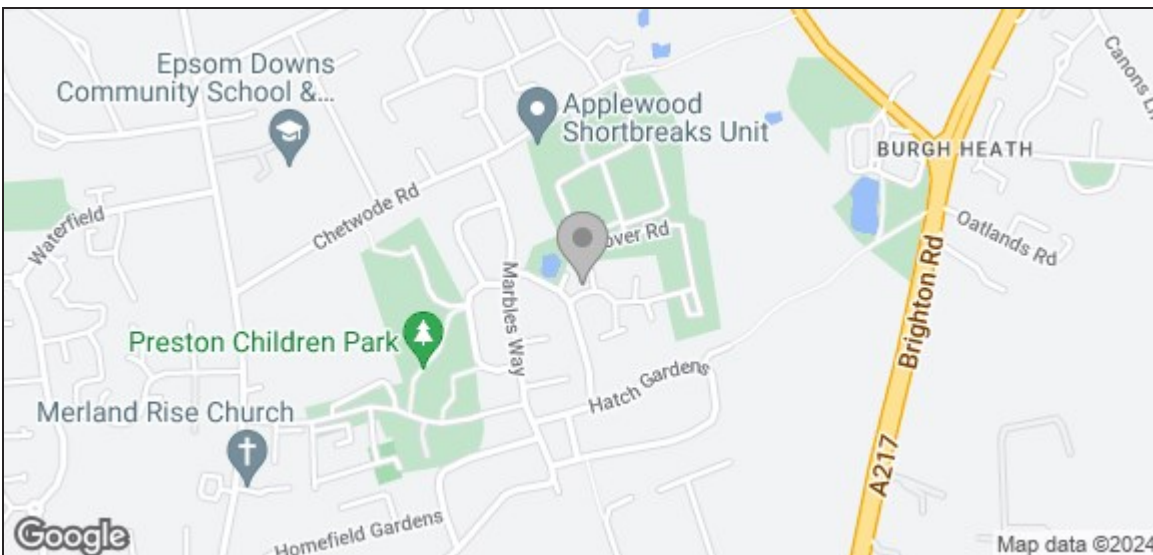
**First Floor**

Approx. 44.0 sq. metres (473.8 sq. feet)



Main area: Approx. 88.3 sq. metres (950.7 sq. feet)

Plus garages, approx. 13.1 sq. metres (140.9 sq. feet)



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		75	86
England & Wales		EU Directive 2002/91/EC	