

**WILLIAMS
HARLOW**

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Fleetwood Close Tadworth, Surrey KT20 5PG

An opportunity to acquire a sympathetically extended three bedroom home immaculately presented by the present owners with a complete re-fitted kitchen, bathroom, downstairs WC and rear extension affording a large dining room. The property also has off street parking for up to four vehicles and a detached garage. **SOLE AGENTS**

£595,000 - Freehold



FRONT DOOR

Replacement front door under recessed canopy with lighting. Bin storage to the side. Giving access through to the:

ENTRANCE HALL

Tiled flooring. Radiator. Downlighters.

DOWNSTAIRS WC

Low level WC with combination wash hand basin and mixer tap. Radiator. Window to the side. Continuation of the tiled flooring. Consumer unit and downlighters. Large storage cupboard which is currently plumbed for domestic appliances providing an ideal utility cupboard.

LOUNGE

Good sized room with a turn staircase rising to the first floor with inset lighting and an attractive balustrade. 2 x Wall mounted contemporary radiators. Wooden flooring. Various in built shelves with lighting. Recess for a large TV and media equipment (TV and media equipment not included in the sale). Opening through to the:

DINING ROOM

A recent extension to the property. 2 x skylight windows to a vaulted ceiling. Double opening French doors with windows either side to the rear garden. Wall mounted electric heater and matching wooden flooring.

RE-FITTED KITCHEN

Fitted to a high standard comprising of marble work surfaces incorporating sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface. Space for an American style fridge freezer. Fitted oven and grill with microwave above. Electric hob. Eye level cupboards benefiting from underlighting. Breakfast bar. Radiator. Window to the front. Downlighters.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a turn staircase with window to the side. Access to the loft. Solid wood flooring.

BEDROOM ONE

This room has been carefully thought out by the present owners and has been adapted to create a large walk in dressing room with plentiful hanging and storage with lighting. Solid wood flooring. Window to the rear. Radiator.

BEDROOM TWO

Window to the front. Radiator. Wooden flooring.

BEDROOM THREE

Window to the rear. Radiator. Wooden flooring.

RE-FITTED BATHROOM

Free standing bath with floor standing mixer tap and shower attachment. Wash hand basin with mixer tap and drawers below.

Low level WC with concealed cistern. Window to the front. Tiled floor. Downlighters. Storage cupboard. Recess shelving. Wall mounted towel rail.

OUTSIDE

FRONT

The front of the property is laid to herringbone brick with a hedge marking the front boundary and here you can access the property's front door. Beyond which there is a:

PARKING AREA

Offering off street parking for upto 4 vehicles and here you can also find the garage.

SINGLE GARAGE

Electronically controlled roller door to the front under a pitch roof with a connecting door to the rear.

REAR GARDEN

There is a decked area immediately to the rear of the property which wraps round to the side of the property connecting the garage. Outside lighting. The remainder of the garden is mainly laid to lawn with attractive flower/shrub borders.

COUNCIL TAX

Reigate & Banstead BAND D £2,339.25 2024/25

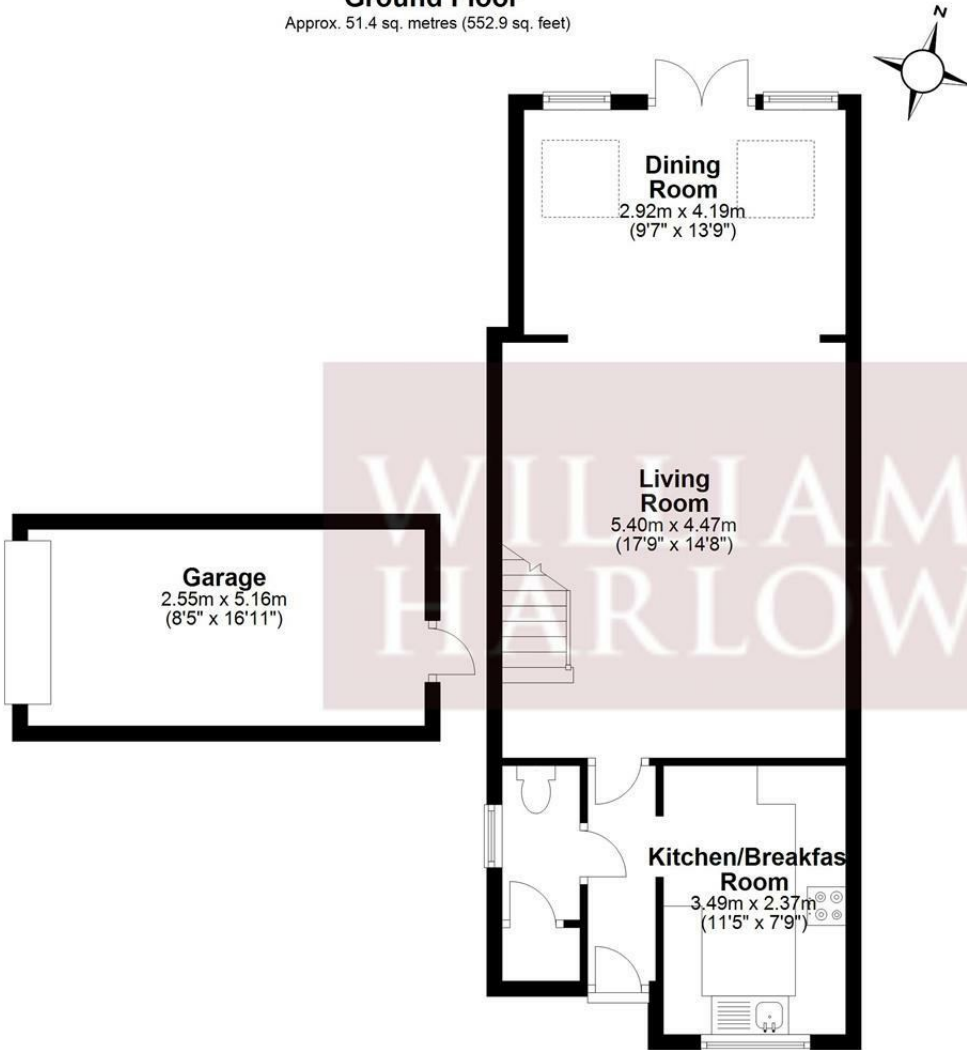


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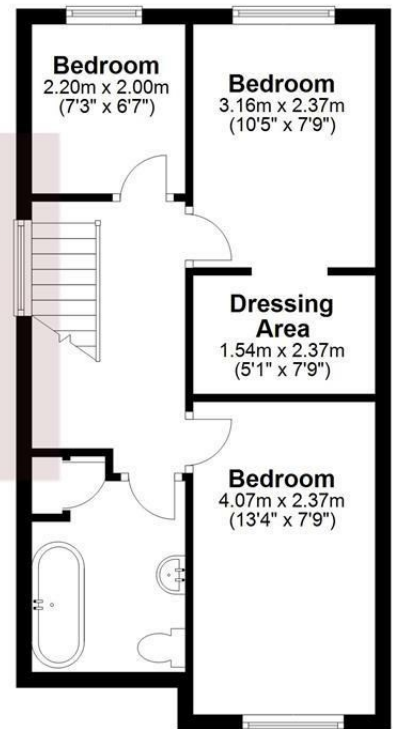
Ground Floor

Approx. 51.4 sq. metres (552.9 sq. feet)

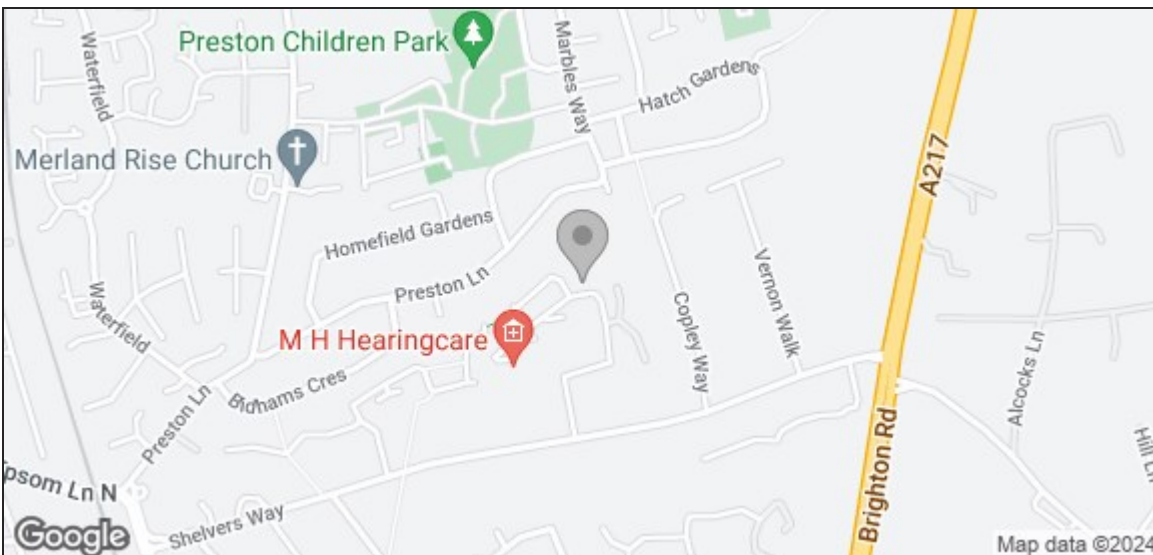


First Floor

Approx. 38.9 sq. metres (418.9 sq. feet)



Total area: approx. 90.3 sq. metres (971.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	69	
(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	