

Waterer Gardens Tadworth, Surrey KT20 5PD

Located in a favourable residential cul-de-sac of other similar bungalows, this well presented TWO DOUBLE BEDROOM, DETACHED BUNGALOW, offers an attractive elevation with two bay windows to the front, triple length garage to the side, two parking spaces, good standard of kitchen and bathroom. The southerly aspect rear garden extends to approximately 73 feet and offers a good degree of privacy. SOLE AGENTS

Offers Over £700,000 - Freehold



ENTRANCE PORCH

Accessed via porch door with windows either side and above. Tiled floor. Panelled ceiling. Giving access to the:

FRONT DOOR

Original hardwood front door which gives access through to the:

ENTRANCE HALLWAY

Wooden flooring. Radiator. Coving. Access to the loft void with ladder. Cupboard housing a new gas central heating boiler with further storage cupboard above.

DINING AREA

5.74m x 3.63m (18'10 x 11'11)
2 x windows to the side. Coving. Ceiling lights. Radiator. Fireplace feature with wooden surround and inset gas flame effect fire. Opening through to the:

LOUNGE

5.49m x 3.35m (18'0 x 11'0)
Triple aspect room with two windows either side. Sliding patio doors with windows either side giving a pleasant outlook over the rear garden. 2 x radiators. Coving.

KITCHEN

3.05m x 3.45m (10'0 x 11'4)
Fitted with a range of wall and base units comprising of roll edge work surfaces incorporating a 1 1/2 bowl stainless steel sink drainer with mixer. Space for dishwasher. Surface mounted four ring gas hob with extractor above. Bay window to the front. Radiator. Breakfast bar. Part tiled walls. Tiled floor. Connecting door to the side which gives access to the:

UTILITY ROOM

Various runs of work surfaces with a Belfast sink. Eye level cupboard and cupboards/drawers below the work surfaces. Useful connecting doors to the front and rear. Plumbing and space for several domestic appliances.

BEDROOM ONE

4.39m x 2.90m (14'5 x 9'6)
Attractive bay window to the front. Radiator. A comprehensive range of built in wardrobes providing useful hanging and storage. Coving.

BEDROOM TWO

3.38m x 3.30m (11'1 x 10'10)
Sliding patio doors to the rear with a pleasant outlook over the rear garden. Further window to the side. Radiator. Fitted wardrobes. Shelving.

SHOWER ROOM

Fully enclosed shower cubicle with electronically controlled shower. Wash hand basin with mixer tap and cupboards and drawers below. Radiator. 2 x obscured glazed windows to the side. Fully tiled walls and tiled floor. Radiator. Coving.

SEPARATE WC

Low level WC. Obscured glazed window to the side. Radiator. Tiled floor.

OUTSIDE

FRONT

The property has immaculate gardens both to the front and rear. There is a semi-circular piece of lawn with a pathway providing access to the front door and also the side utility room. There are well stocked, well tended flower/shrub borders.

PARKING

There is off street parking for two vehicles.

TRIPLE LENGTH GARAGE

16.64m x 3.73m (54'7 x 12'3)
Accessed via an electronically controlled up and over door to the front. Connecting door to the rear.

SOUTHERLY ASPECT FEATURE REAR GARDEN

A particular attractive feature of the property with a patio expanding the immediate rear width. 2 x outside taps. The remainder of the garden is mainly laid to well manicured lawn with well stocked flower/shrub borders which comprise of some mature shrubs and trees. Pergola feature at the halfway point. The garden enjoys a good degree of privacy.

COUNCIL TAX

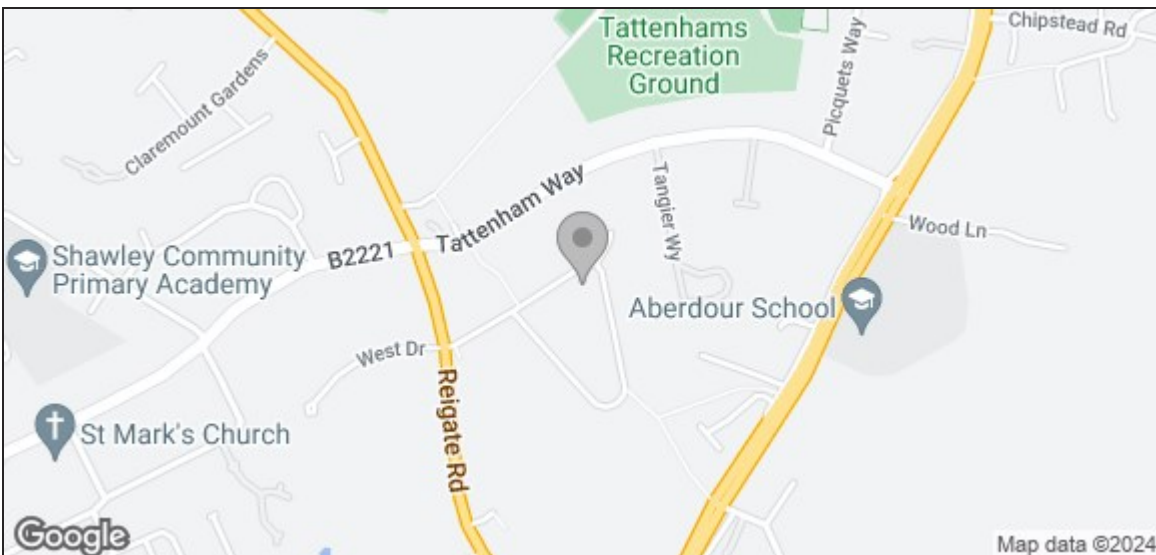
Reigate & Banstead BAND F £2,859.20 2024/25



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.

Ground Floor

Approx. 145.7 sq. metres (1568.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		61	
(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	