

WILLIAMS
HARLOW

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The Green Tadworth, Surrey KT20 5NP

DIRECTLY OVERLOOKING A TRANQUIL LAKE an rare opportunity to acquire a neo Georgian well presented three bedroom terraced house with stunning views. The property has been tastefully refurbished by the present owners with a high standard of re-fitted kitchen and bathroom. There is also a downstairs WC, good sized garden and garage to the rear. SOLE AGENTS. NO ONWARD CHAIN

£485,000 - Freehold



FRONT DOOR

Under pillared canopy, giving access through to:

ENTRANCE HALL

1.50m x 0.89m (4'11 x 2'11)

Panel walls. Shelving recesses. Contemporary radiator.

RE-FITTED DOWNSTAIRS WC

Low level WC with concealed cistern. Wash hand basin with wall mounted mixer tap. Tiled floor. Wall mounted extractor.

Downlighters. Wall lights.

LOUNGE AREA

4.78m x 4.09m (15'8 x 13'5)

Panelled walls. Three quarter height window to front with fine outlook. Wood effect flooring. Downlighters. Wall lights. Stairs rising to the first floor level.

DINING AREA

2.49m x 3.91m (8'2 x 12'10)

Continuation of the ornate panelling. Exposed brickwork. Wall lights. Downlighters. Sliding patio doors giving a pleasant outlook over the rear garden. Wood effect flooring.

RE-FITTED KITCHEN

3.81m x 2.16m (12'6 x 7'1)

A high quality kitchen comprising of work surfaces with inset sink. A comprehensive range of cupboards and drawers below the work surface. Integral appliances of dishwasher, washing machine, fridge and freezer. 2 x fitted ovens and grills. A comprehensive range of eye level cupboards with underlighting. Surface mounted four ring gas hob with extractor above. Part tiled walls. Wood effect flooring. Window to the rear. Downlighters.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a straight staircase to a good sized landing. Access to the loft void. Airing cupboard housing insulated cylinder.

BEDROOM ONE

Window to front enjoying a fantastic view over the pond. Radiator. A comprehensive range of built in wardrobes. Downlighters. The end of the bedroom is laid out to a study area with a work station with cupboards below and there is also shelving.

BEDROOM TWO

Window to rear enjoying a pleasing look over the rear garden. Fitted wardrobes. Radiator.

BEDROOM THREE

Window to front with fine outlook. Overstairs storage cupboard. Radiator.

RE-FITTED BATHROOM

White suite. Panel bath with mixer tap. Independent shower with both rain shower and hand held attachment above the bath with glass shower screen. Low level WC with concealed cistern.

Contemporary wash hand basin with a mixer tap on a granite plinth with cupboards below. Heated towel. Tiled floor. Downlighters. Wall lights. Window to the rear. Wall mounted electric heater.

OUTSIDE

FRONT

There is a pathway which provides access to the front door and either side there are areas of level lawn with flower/shrub borders.

REAR GARDEN

7.32m x 5.18m approximately (24'0 x 17'0 approximately)

Principally paved for ease of maintenance with various flower/shrub borders. There is also an outside tap and awning. Here you can also access the back door of the:

SINGLE GARAGE

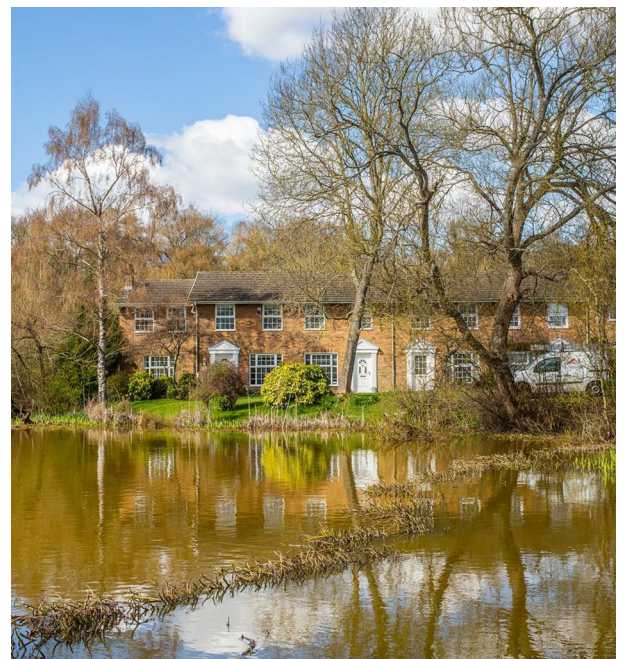
Located to the rear of the property with a door which connects with the property's rear garden. Accessed via metal up and over door to the front.

PARKING

There is one allocated parking space in front of the garage and visitors parking available to the front

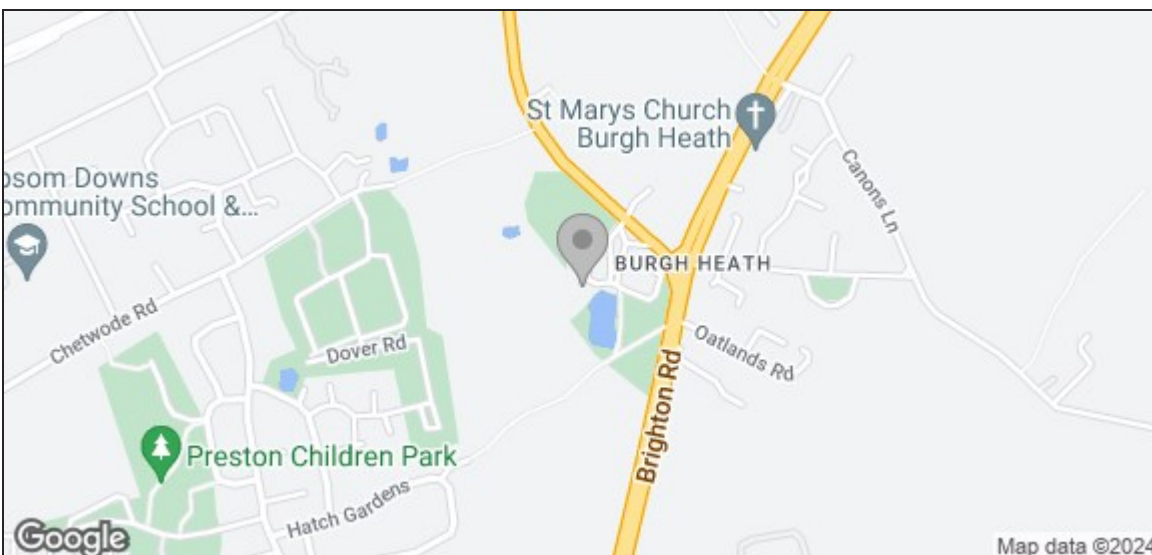
COUNCIL TAX

Reigate & Banstead BAND D £2,339.35 2024/25



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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	