

Waterer Gardens Tadworth, KT20 5PD

An opportunity to acquire a deceptively spacious three bedroom detached chalet bungalow with three reception rooms, parking for three cars, garage and a rear garden extending to approximately 122" x 50" feet. The property does require some modernisation, however, does benefit from double glazing, gas central heating, conservatory and all is located in a quiet cul-de-sac. SOLE AGENTS. NO ONWARD CHAIN

£695,000 - Freehold



ENTRANCE PORCH

Giving access to the:

FRONT DOOR

Hardwood front door and fantail window, obscured glazed windows either side, giving access through to the:

GENEROUS ENTRANCE HALLWAY

Enclosed staircase rising to the first floor. Radiator. Coving. Wall lights. Thermostat for the central heating.

RECEPTION ROOM

Fireplace feature with inset electric fire. Radiator. Coving. Stain glass window to the side. Window to the front. Double opening glazed doors with windows either side which gives access to the:

CONSERVATORY

Third height brick sill with windows enjoying an elevated view over the rear garden. Tiled floor. Wall lights. Double opening French doors to the side.

DINING ROOM

Double aspect with windows to the side and front. Radiator. Coving. Archway opening through to the:

KITCHEN

Well fitted with a range of wall and base units. Roll edge work surfaces incorporating a stainless steel sink drainer with mixer tap. Integral fridge. Integral slimline dishwasher. Plinth heater. Surface mounted four ring electric hob with extractor above. Fitted double oven and grill. Part tiled walls. Window to the front. Connecting door to the garage.

BEDROOM ONE

Window to the rear. Radiator. Coving. A comprehensive range of built in wardrobes providing useful hanging and storage. Built in chest of drawers. Doorway providing access to the:

EN-SUITE SHOWER ROOM

Fully enclosed shower cubicle. Wash hand basin with cupboards and drawers both below and to the side. Low level WC with concealed cistern. Fully tiled walls. Tiled floor. Coving. Downlighters. Radiator. Obscured glazed window to the rear.

BEDROOM TWO

Window to the rear enjoying a pleasant outlook over the rear garden. Radiator. Comprehensive range of built in bedroom furniture comprising of fitted wardrobes, storage cupboards, chest of drawers and dressing table. Bedside cabinets. Wall lights. Coving. Picture rail.

SHOWER ROOM

Fully enclosed shower cubicle with wall mounted shower. Wash hand basin with mixer tap and cupboard below. Low level WC with concealed cistern. Airing cupboard housing insulated cylinder with further storage cupboard above. Fully tiled walls. Amtico tiled effect flooring. Downlighters. Ceiling mounted extractor. Heated towel rail.

FIRST FLOOR ACCOMMODATION

Divided into two areas reached by an enclosed staircase via the entrance hall. Balustrade either side of the staircase and round window to the front.

DRESSING ROOM/STUDY

Some restricted head room. Downlighter. Door to the:

BEDROOM

Velux windows both to the rear and side. Access to large eaves storage points. Downlighters. Radiator.

OUTSIDE

FRONT

There is a carriage driveway suitable for parking up to three vehicles. Various well maintained flower/shrub borders. Rhododendron hedge marking the front boundary. Here you can access the property's front door.

GARAGE

Good sized garage with an electrically controlled up and over door to the front. Further door to the rear providing rear access.

UTILITY ROOM

Stainless steel sink drainer. Washing machine. Space for various domestic appliances. Tiled floor. Wall mounted gas central heating boiler. Wall mounted consumer unit for the electrics and gas meter.

FEATURE REAR GARDEN

37.19m x 15.24m approximately (122'0 x 50'0 approximately)
A particularly attractive feature of the property with a patio expanding the immediate rear width where there is outside power. To the side of the property there is access to the garage and useful side access to the other side of the property. The vast proportion of the garden is laid to an area of lawn flanked by flower/shrub borders and there is a pathway which provides access to the end garden where there is a further area of lawn, offering a high degree of privacy and a wooden garden shed. There is a centrally located Yew tree in the garden which is a particularly fine feature under which there is a raised decked area. The garden enjoys a good degree of privacy.

COUNCIL TAX

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



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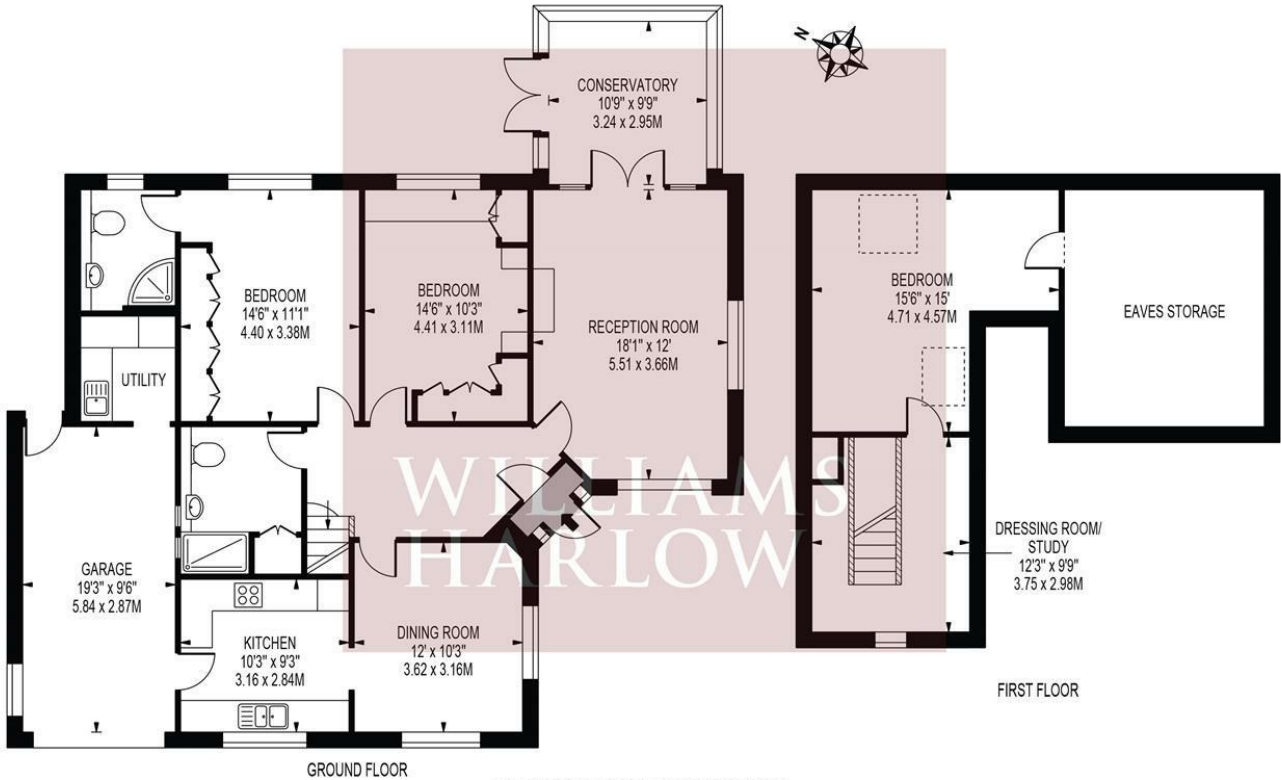
WATERER GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1602 SQ FT - 148.84 SQ M

(INCLUDING EAVES STORAGE, EXCLUDING GARAGE & UTILITY ROOM)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 184 SQ FT - 17.10 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE & UTILITY ROOM: 222 SQ FT - 20.60 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	