



Tattenham Way, Tadworth, Surrey

£925,000 - Freehold



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WILLIAMS
HARLOW











Sympathetically extended to both the rear and side, this mid 1930's characterful semi-detached property is ideally situated for good local schools and has plentiful off street parking via a five bar gate to a well laid herringbone drive. The property is immaculately presented throughout and offers three good sized reception rooms, feature kitchen/family room and a rear southerly aspect extending to approximately 122 feet. **SOLE AGENTS**

FRONT DOOR

Replacement part glazed front door with outside lighting, giving access through to:

GENEROUS ENTRANCE HALL

Wood effect flooring. Understairs storage cupboard. Half height panelling. Radiator. Stairs to the first floor with glass balustrade. Boot cupboard.

SITTING ROOM

Panelled feature wall. Wood effect flooring. Window to the front. Radiator.

DINING ROOM

Accessed via part glazed double opening doors from the kitchen. Attractive bay window to the front. Radiator. Downlighters. Wood effect flooring. Half height panelling. Glazed door which gives access through to the:

STUDY/PLAYROOM

Downlighters. Window to the front. Radiator.

KITCHEN/FAMILY ROOM

Well fitted with a high quality range of wall and base units comprising of marble work surfaces incorporating a sink drainer with mixer tap. Full height larder cupboard. Integral dishwasher. 2 x ovens/grills. Integral fridge. Full height integral freezer. Surface mounted four ring induction hob with extractor above. Window to the rear. Wood effect vinyl flooring. Underfloor heating control. Bi-fold doors to the rear. Feature panelled walls. Downlighters.

UTILITY ROOM

A good sized room with a part glazed door which connects to the side of the property with a further window to the rear. Roll edge work surface with an inset sink with mixer tap. Space for domestic appliance. Full height cupboard. Ceiling mounted extractor. Wall mounted gas central heating boiler. Radiator. Wood effect vinyl flooring.

DOWNSTAIRS SHOWER ROOM

Walk in shower with rain shower with wall mounted control. Low level WC. Wash hand basin with mixer and drawers below. Heated towel rail. Downlighters. Wall mounted extractor. Obscured glazed window to the side. Fully tiled walls. Tiled floor.

FIRST FLOOR ACCOMMODATION

LANDING

Half height panelling. Radiator. Window to the front. Feature glass balustrade. Access to the loft. Full height storage cupboards.

MASTER SUITE

Window to the rear enjoying a pleasant outlook over the rear garden. Radiator. Feature panelled wall.

DRESSING ROOM

With lighting, storage and hanging. To the side of which there is:

EN-SUITE SHOWER ROOM

Fully enclosed shower cubicle. Low level WC. Wash hand basin with mixer tap and cupboards below. Obscured glazed window to the side. Downlighters. Ceiling mounted extractor. Heated towel rail.

BEDROOM TWO

Attractive bay window to the front. Radiator. Downlighters. Doorway providing access through to the:

EN-SUITE SHOWER ROOM

Fully enclosed shower cubicle with wall mounted electric shower. Wash hand basin with mixer tap and cupboards below. Low level WC. Heated towel rail. Half height tiling. Tiled effect flooring. Downlighters. Ceiling mounted extractor. Obscured glazed window to the side.

BEDROOM THREE

Feature panelled wall. Window to the rear enjoying a pleasant outlook over the rear garden. Radiator.

BEDROOM FOUR

Window to the rear. Radiator.

BEDROOM FIVE

Window to the front. Radiator.

FEATURE RE-FITTED BATHROOM

Freestanding bath with a floor standing mixer tap and shower attachment. Twin wash hand basins with mixer tap and drawers below. Large walk in shower with rain shower. Downlighters. Recess suitable for storage. Low level WC. Dado rail. Wall mounted extractor. Contemporary radiator. Obscured glazed window to the side. Tile effect flooring.

OUTSIDE

FRONT

The front of the property is mainly laid to hard standing affording parking for up to five vehicles. All is accessible a five bar gate to the front and there is a hedge marking the front boundary. Here can access the property's front door. There is also useful side access leading to the:

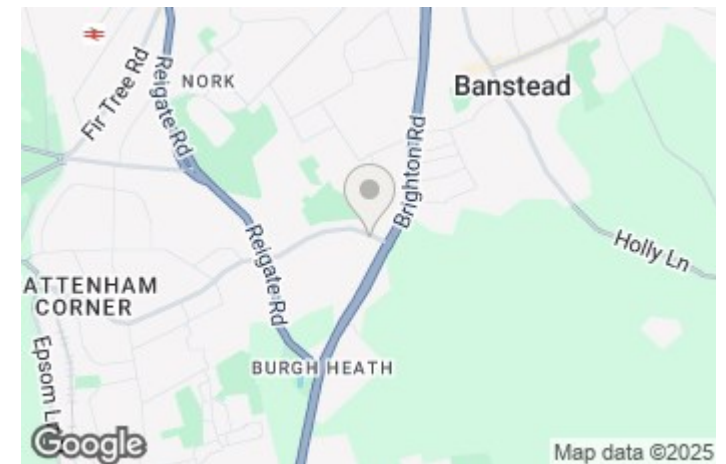
FEATURE SOUTHERLY ASPECT REAR GARDEN

37.19m x 13.41m approximately (122 x 44 approximately)

Tastefully landscaped by the present owners to afford a large expansive 'L' shaped patio to the immediate rear width of the property which benefits from outside lighting and outside tap. The central portion of the garden is laid to a flat level well manicured lawn round the perimeters of which is a well laid pathway. Various well stocked flower/shrub borders and an array of ornamental trees. Towards the end of the garden there is a wooden shed, summer house and two smaller sheds on the right hand side at the mid-way point. The garden enjoys a good degree of privacy.

COUNCIL TAX

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



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TATTENHAM WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1833 SQ FT - 170.27 SQ M

(EXCLUDING GARDEN STORAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARDEN STORAGE: 172 SQ FT - 15.95 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	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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HARLOW