

## Green Lane Tadworth, Surrey KT20 6TB

WILLIAMS HARLOW ARE PROUD TO PRESENT THIS 4 BEDROOM DETACHED BUNGALOW IN LOWER KINGSWOOD TO THE MARKET. Rarely available to the open market, this property is located in a quiet country setting. With stunning countryside views, a large garden and plenty of internal space, this is a perfect family home. Consisting of 4 double bedrooms, 2 bathrooms (1 en-suite), a newly renovated kitchen-diner and large lounge overlooking the garden, the additional benefits include a double garage and a private driveway. Available immediately on an unfurnished basis.

£2,995 PCM Unfurnished



## DRIVEWAY

Paved walkway to the front door with manicured garden either side and off-street parking for 2 vehicles

## COUNCIL TAX

Council Tax Band F (£3,379.06) 2024 / 25

## FRONT DOOR

RING entry-system with CCTV installed

## ENTRANCE HALL

T-shaped providing access to every room, new wooden floor

## KITCHEN-DINER

A newly renovated large kitchen-diner with integrated appliances overlooking the front garden with side door access to the rear garden

## LOUNGE

A spacious room overlooking the rear garden and country-side views beyond. Direct garden access via sliding doors. Newly carpeted and decorated with electric feature fire-place.

## MASTER BEDROOM

Large room at the rear of the house with direct access into the garden via sliding double-glazed doors

## EN-SUITE

Full bathroom with shower over bath, WC, hand-basin and heated towel-rail

## BEDROOM 2

Double size room with views of the rear garden. Newly carpeted and decorated.

## BEDROOM 3

Double size room with countryside views and new carpets and decoration.

## BEDROOM 4

Small double room overlooking the front garden.

## FAMILY BATHROOM

Refurbished to incorporate a large shower cubicle, WC, hand-basin and heated towel rail.

## GARDEN

Large, luscious garden laid to paving and grass with tree-lined border and stunning countryside views beyond.

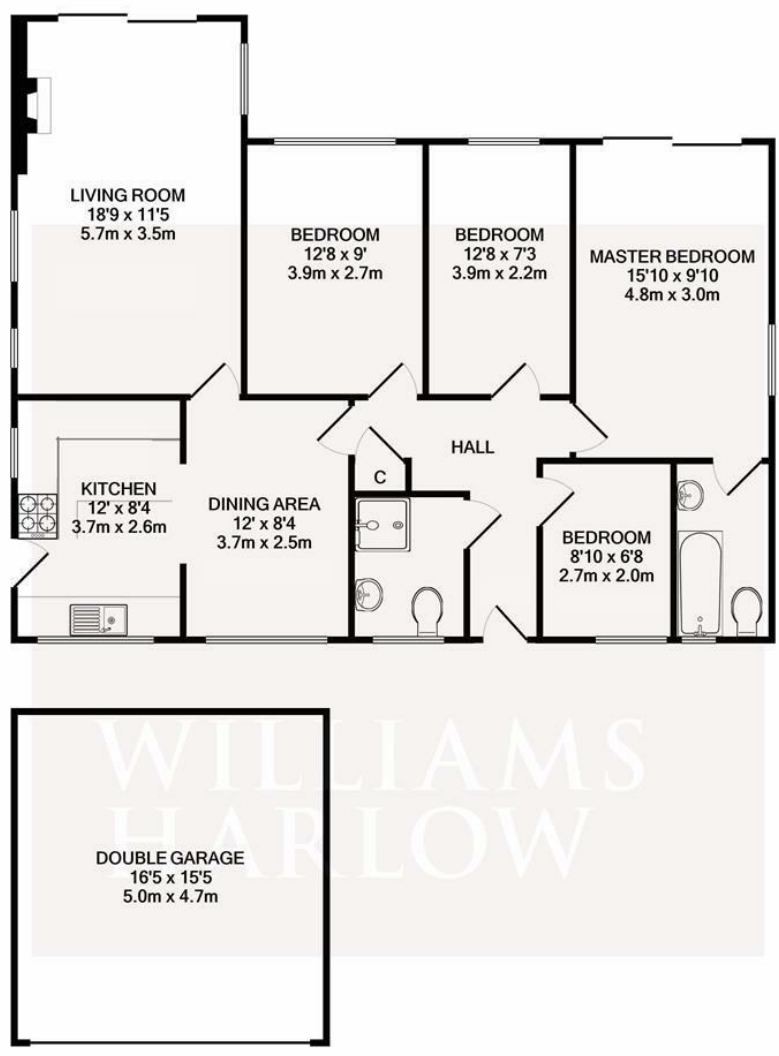
## DOUBLE GARAGE

Accessed from the driveway and linked side access to the rear garden



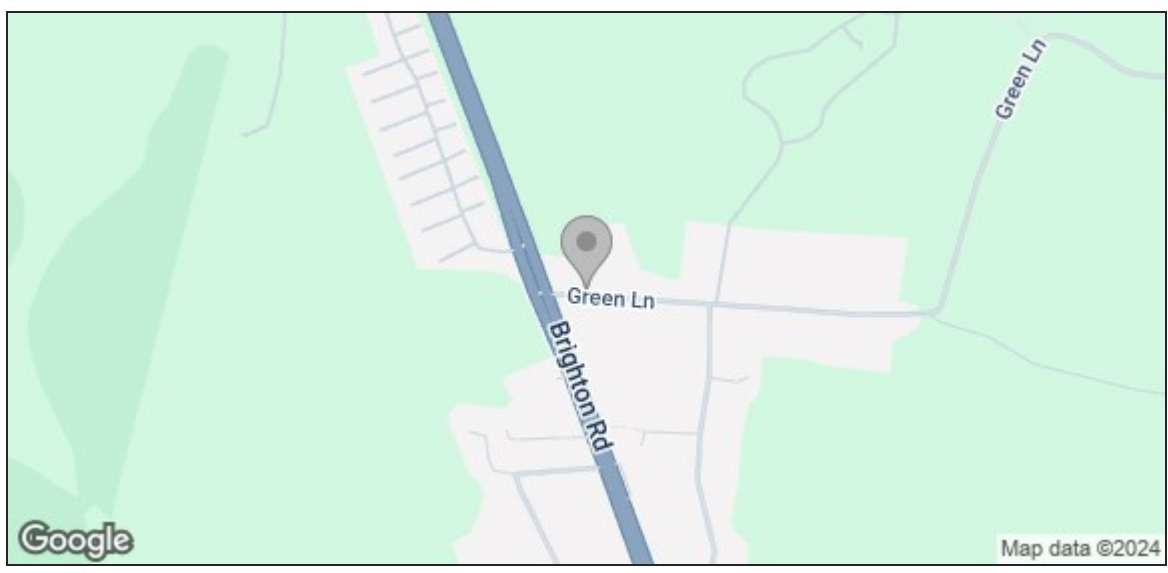






TOTAL APPROX. FLOOR AREA 1243 SQ.FT. (115.5 SQ.M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes before making decisions reliant upon them. KEY: C = CUPBOARD FW = FITTED WARDROBE



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         | 84        |
| (69-80)                                     | C | 68                      |           |
| (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 |           |