



Tattenham Way, Tadworth, Surrey
Asking Price £900,000 - Freehold

**WILLIAMS
HARLOW**



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A magnificent attractive and imposing detached residence occupying a corner plot position, this 1930 part tiled hung charming detached home is ideally situated for local amenities, excellent local schools and has attractive established gardens to the front, side and rear. The property is accessed via double opening wooden gates and offers **FOUR DOUBLE BEDROOMS** with en-suite facilities to the master bedroom, **THREE RECEPTION ROOMS** and is in excellent decorative order throughout. **SOLE AGENTS. NO ONWARD CHAIN.**

PORCH

Accessed via double opening doors with two outside coach lamps. Windows to both sides. Radiator. Tiled flooring. Giving access to the:

FRONT DOOR

Windows either side to the part glazed Georgian front door, giving access through to the:

ENTRANCE HALLWAY/DINING ROOM

Stairs rising to the first floor with attractive balustrade. Understairs storage cupboard housing consumer units. Wall lights. Ornate coving. Radiator. Wooden flooring. Thermostat for the central heating. Alarm control panel.

SITTING ROOM

Double aspect room with attractive bay window to the side and further window to the front. Radiators. Wooden flooring. Picture rail. Fireplace feature with ornate surround. Wall lights and picture lights.

SUN ROOM

Large sliding patio doors enjoying a pleasant outlook over the rear garden and further window to the side. Continuation of the wooden flooring. Radiator. Wall lights. Double opening doors providing access through to the:

KITCHEN/BREAKFAST ROOM

Well fitted with a range of wall and base units comprising of granite work surfaces incorporating a 1 1/2 bowl sink drainer with mixer tap and waste disposal. Washing machine. Dishwasher. Range cooker with extractor above. Eye level cupboards with underlighting. There is a further run of work surfaces beyond an arch recess where there is a wine rack, various full height cupboards/drawers and an American style fridge freezer. Connecting doors to both the front and rear. Window to the rear. 2 x radiators. Natural flag stone floor. Some of the walls are part panelled. Downlighters.

INNER LOBBY

Links the entrance hall/dining room with in built storage and shelving. From here you can access:

DOWNSTAIRS WC

Low level WC. Wash hand basin inset into cabinet. Obscured glazed window to the front. Radiator. Tiled floor.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a straight staircase with an attractive balustrade to a very good sized landing. 2 x windows to the front. Loft storage access points. Radiator. Linen cupboard.

MASTER BEDROOM

An excellent size with double aspect with windows to the rear and side. Wall lights. Coving. A comprehensive range of built in bedroom furniture comprising a dressing table, storage cupboards, 2 x bedside cabinets and an array of fitted wardrobes providing useful hanging and storage together with ample draw space.

EN-SUITE BATHROOM

Fitted to a very high standard comprising a marble rimmed panelled bath with mixer tap and hand held shower attachment. Wash hand basin with marble top, mixer tap and cupboard below. Illuminated mirror above and further storage to the side. Fully enclosed shower cubicle. Low level WC. Underfloor heating. Window to the front. Downlighters. Fully tiled walls and tiled floor. Heated towel rail.

BEDROOM TWO

Bay window to the side. Radiator. Picture rail.

BEDROOM THREE

Bay window to the rear. Fitted wardrobe. Radiator. Access to eaves storage points. Picture rail. Recess for shelving.

BEDROOM FOUR

Window to the front. Radiator. Picture rail. Fitted wardrobe cupboard.

BATHROOM

White suite. Panel bath with mixer tap and shower attachment with independent shower above and glass shower screen. Low level WC. Wash hand basin with cupboard below. Fully tiled walls. Radiator. Obscured glazed window to the rear. Amtico wood effect flooring.

OUTSIDE

The property occupies a substantial corner plot position with fine established landscaped gardens to the front, side and rear.

FRONT

The property is accessed via double opening gates to a good sized driveway affording parking for up to 5-6 vehicles. The front of the garden has a central lawn feature with ornamental fountain surrounded by attractive flower/shrub borders, good high hedging and ornamental Cedar tree. Lighting to the drive, garden and fountain. This gives way to a:

SIDE AREA

There is a patio surrounded by well stocked flower/shrub borders. Garden lighting. A wooden garden gate gives access to the:

REAR GARDEN

A particularly attractive feature of the property with a patio immediately to the rear with a brick edged area of level lawn surrounded by various flower/shrub borders, mature trees and an ornamental garden pond. Towards the end of the garden there is a pergola. Outside lighting.

INTEGRAL GARAGE

Electronically controlled door to the front. Power, lighting and garden tap. Door to the rear garden.

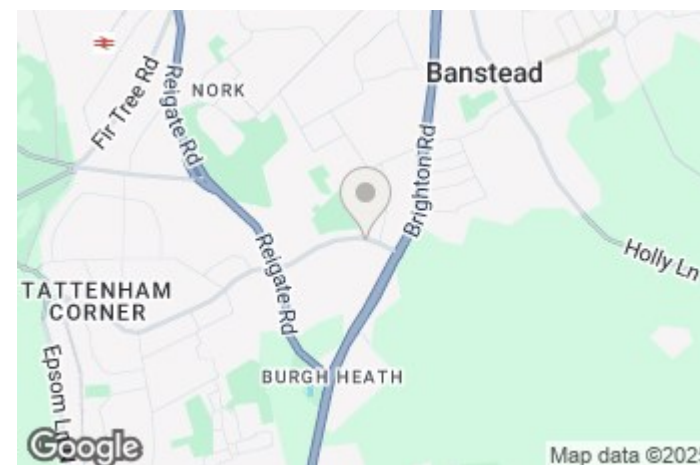
COUNCIL TAX

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

AGENTS NOTE

The irrigation system within the rear garden is not functioning.

The contents are available for sale by separate negotiation.



Banstead Office

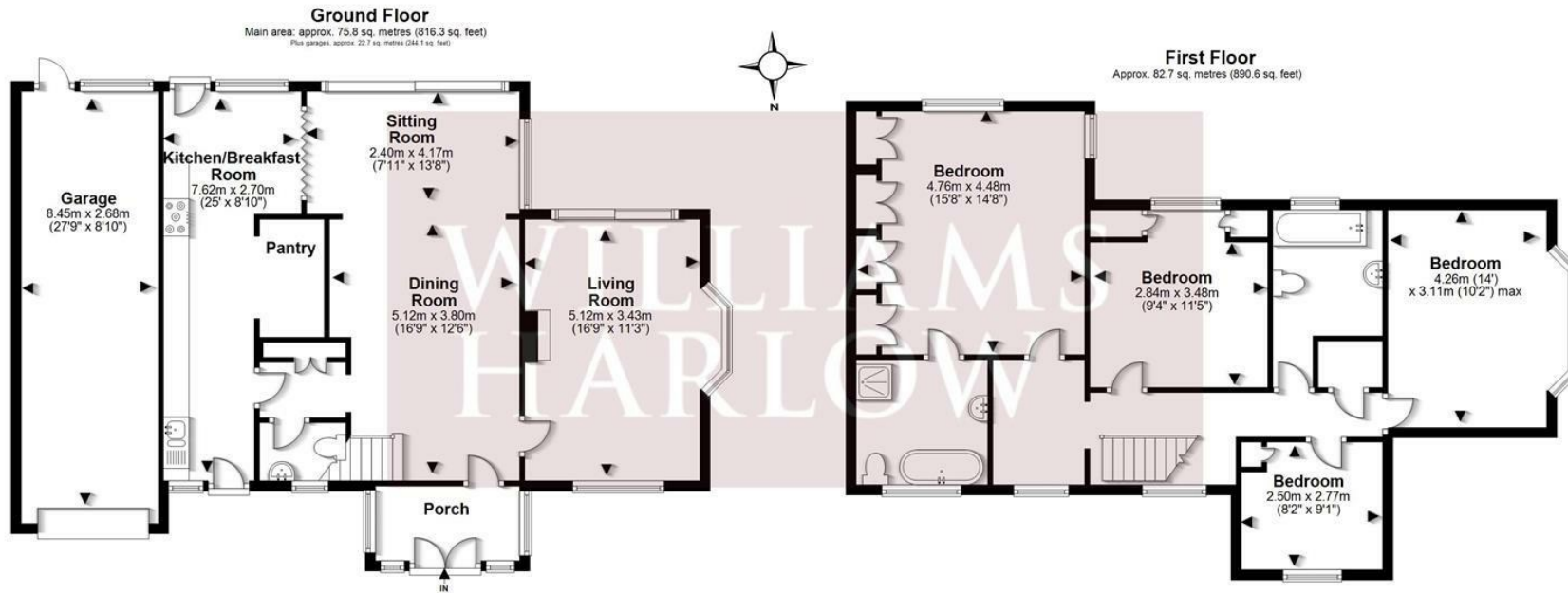
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Main area: Approx. 158.6 sq. metres (1706.9 sq. feet)
Plus garages, approx. 22.7 sq. metres (244.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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