



15 Shelveys Spur, Tadworth, KT20 5QE

Guide price £700,000



**WH WATSON HOMES**  
Estate Agents



# 15 Shelveys Spur, Tadworth, KT20 5QE

SIMPLY STUNNING!!! Watson Homes are delighted to offer this deceptively spacious three bedroom extended home, nestled away in a popular cul-de-sac. The property boasts modern open plan living, a downstairs WC, a utility room, a luxury four piece bathroom suite, a pretty rear garden and ample off street parking.

Ideally located within a few minutes walk of Tadworth village with its excellent local shops, cafes, restaurants well regarded local schools and train station with direct link to London Waterloo.  
The nearby A217 road link offers access to large towns and M25 Junction 8.  
There are acres of countryside walks nearby on Epsom Downs and Walton Heath.

## Accommodation

Bespoke sheltered entrance, wooden front door to..

Spacious entrance hall

Wood flooring, two modern chrome radiators, obscure UPVC double glazed window to side aspect, wall mounted “nest” heating control, large under stairs storage cupboard.

Lounge

UPVC double glazed bay window to front aspect, modern chrome radiator, display lighting and integrated “Sonos” speakers, feature flame effect fireplace and media wall.

Dining area

UPVC double glazed bifold doors to rear aspect, two modern chrome radiators, tiled flooring, integrated “Sonos” speakers, open plan to..

Kitchen

Range fitted wooden wall units with matching cupboards and drawers below, wooden worktops with inlaid butler sink and chrome mixer tap, integrated wine cooler, integrated dishwasher, space for large gas range cooker, travertine tiled splash back, integrated microwave, space for American style fridge/freezer, feature skylight, UPVC double glazed window to rear aspect.

Utility room

Range of fitted wall units with matching cupboards and drawers below, wooden worktops with inlaid stainless steel sink and chrome mixer tap, space and plumbing for washing machine and tumble dryer, cupboard housing combination boiler, UPVC double glazed window to front aspect.

Downstairs WC

Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap and storage cupboard below, tiled flooring, feature tiled wall with display lighting.

Stairs to 1st floor landing

Obscure UPVC double glazed window to side aspect, loft access.

Bedroom one

UPVC double glazed window to front aspect, modern chrome radiator.

Bedroom two

UPVC double glazed window to rear aspect, modern chrome radiator.

Bedroom three

Obscure UPVC double glazed windows to side and front aspects, modern chrome radiator.

Bathroom

Luxury four piece suite comprising freestanding roll top bath tub with mixer tap and hand attachment, walk-in cubicle with thermostatic shower and hand attachment, wash hand basin with mixer tap, low-level flush WC, tiled flooring, heated towel rail, part tiled walls, UPVC double glazed window to rear aspect.

Rear garden (South West facing)

Approximately 90ft

Large decking area with brick built barbecue and pizza oven, steps leading to lawn section with shrubs bordering, rear seating area and pergola, garden shed, fence enclosed, outside tap.

Front

Gravelled driveway providing ample off street parking.

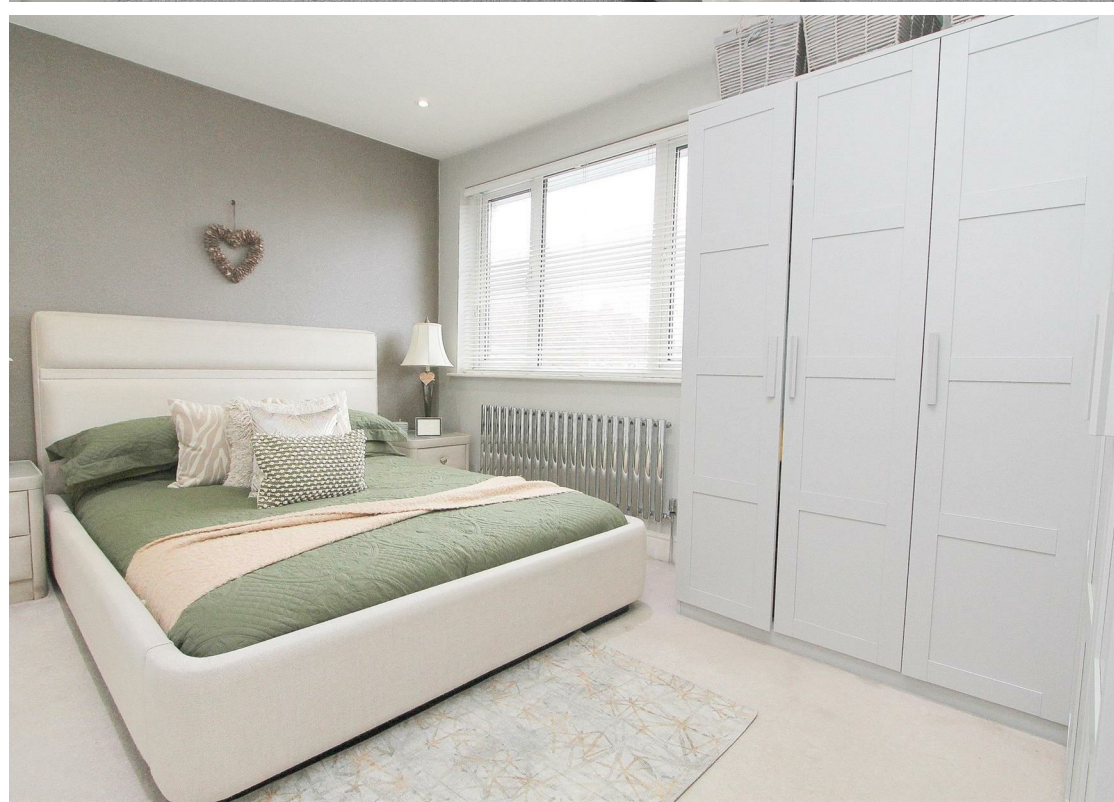


















Floor Plan

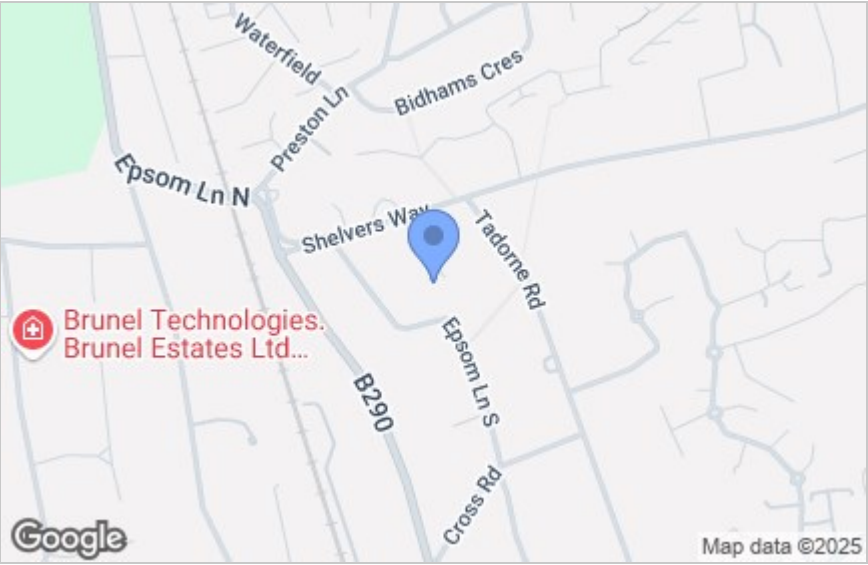


Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

