

**MICHAEL
EVERETT**



SHELVERS WAY

TADWORTH


www.michael-everett.co.uk

72a SHELVERS WAY

TADWORTH KT20 5QF

 2 RECEPTION ROOMS

 BATHROOM & CLOAKROOM

 4 DOUBLE BEDROOMS

 MODERN FITTED KITCHEN

COUNCIL TAX BAND TBA EPC RATING D APROX. 1232 FT² | 114.46 M²

An attractive and well-presented modern four-bedroom detached house situated in a sought-after location on the outskirts of Tadworth Village.

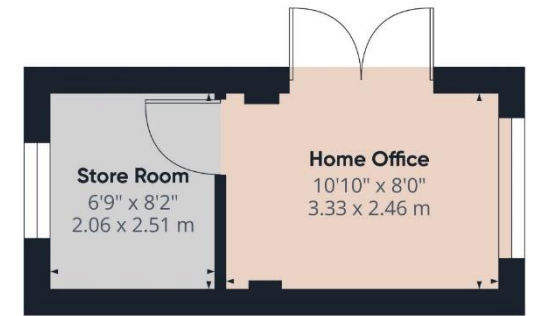
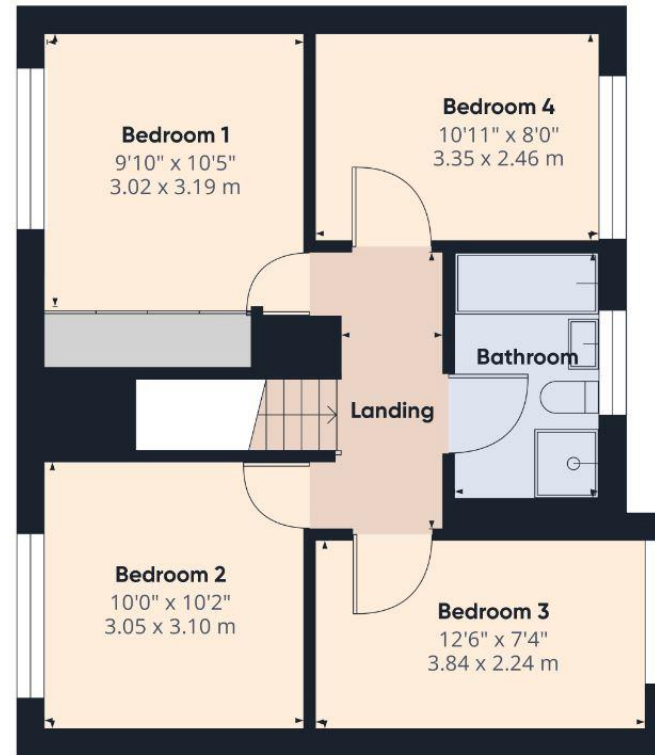
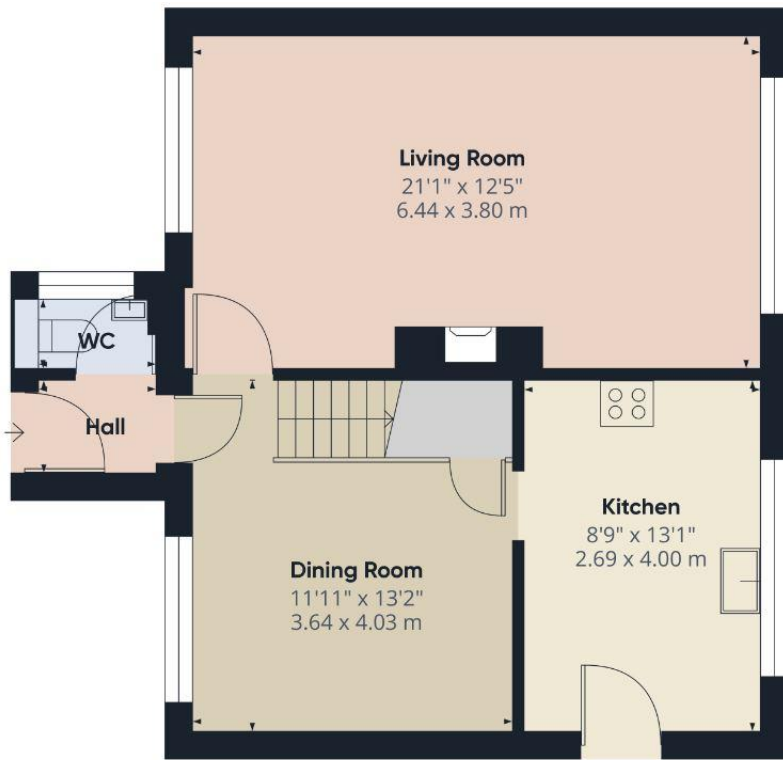
The layout includes enclosed porch, entrance hall, cloakroom, large double aspect through lounge, separate dining room, superb, fitted kitchen with integrated appliances and quartz marble effect work surfaces incorporating integrated drainer, landing, 4 bedrooms, and bathroom.

Outside there is a small lawn and extensive parking for several cars on the frontage and space for an additional vehicle to the side. The rear garden includes a raised patio and a lawn to front and rear with the latter extending to 65ft x 40ft and features the former garage which has been converted to a superb, insulated home office and storeroom.

Tadworth Village centre offers a local store/post office, together with varied shops and restaurants, whilst Tadworth Station provides services to London Bridge and Victoria with a journey time of around 50 minutes. The M25 can be accessed at the Reigate Hill interchange 3 miles to the south and bus services are available to Epsom and Banstead and further afield. There are schools for all age groups both private and state run in the local area which is surrounded by open countryside including Walton Heath and Epsom Downs where many fine walks can be enjoyed. Tadworth has a sports centre with swimming pool and several gastro pubs.

ASKING PRICE: **£850,000** FREEHOLD





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WALTON ON THE HILL 61 Walton Street, Walton-on-the-Hill, Surrey KT20 7RZ
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IMPORTANT We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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