



89





89 SHELVERS WAY
TADWORTH

KT20 5QQ



A VERY SPACIOUS 4 BEDROOM COSTAIN 1930'S BUILT SEMI DETACHED PROPERTY SITUATED WITHIN THIS SOUGHT AFTER VILLAGE ROAD CLOSE TO SHOPS, SCHOOLS AND TRAIN STATION.

PRESENTED IN EXCELLENT ORDER AND OFFERING VERY SPACIOUS ACCOMMODATION THROUGHOUT.

THE ACCOMMODATION COMPRISES: LARGE ENTRANCE HALL WITH CLOAKROOM, SPACIOUS SITTING ROOM WITH FEATURE BAY WINDOW AND FIREPLACE, MODERN FITTED KITCHEN-BREAKFAST ROOM WITH INTEGRATED APPLIANCES AND ADJOINING DINING AREA OVERLOOKING THE GARDENS AND SEPARATE UTILITY ROOM.

THE FIRST FLOOR HAS LOVELY AND SPACIOUS MASTER BEDROOM WITH BUILT IN WARDROBES AND EN-SUITE SHOWER ROOM, 3 FURTHER DOUBLE BEDROOMS AND MODERN FITTED FAMILY BATHROOM.

DOUBLE GLAZING AND GAS CENTRAL HEATING.

THE PROPERTY IS APPROACHED VIA ITS OWN GOOD SIZE DRIVEWAY LEADING TO THE SINGLE GARAGE.

THE LARGE SOUTHERLY BACKING REAR GARDEN HAS LAWN AREA, FLOWER BORDERS AND LARGE PATIO AREA WITH SIDE ACCESS.

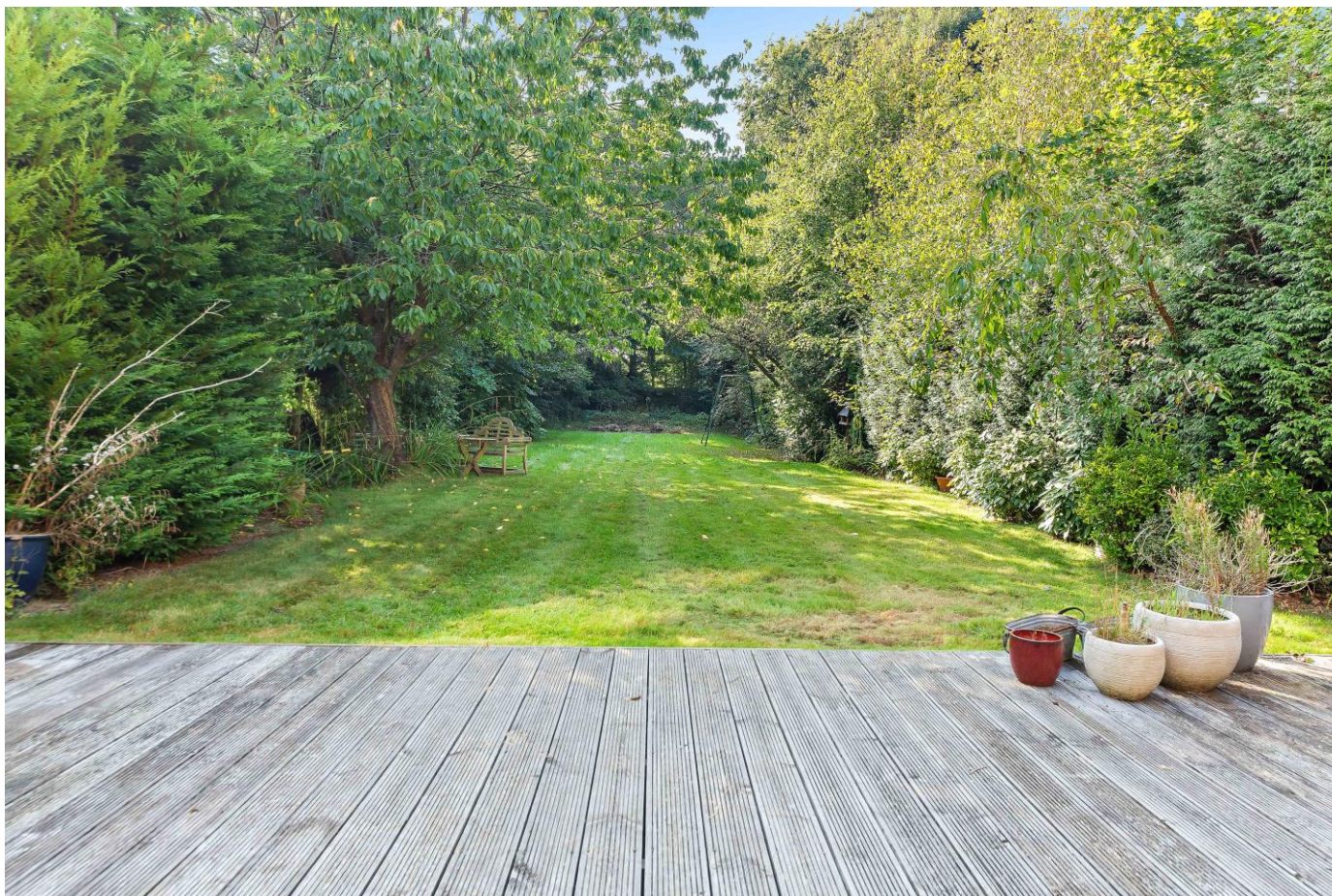
IDEALLY LOCATED WITHIN A FEW MINUTES WALK OF TADWORTH VILLAGE WITH ITS EXCELLENT LOCAL SHOPS, CAFES, RESTAURANTS WELL REGARDED LOCAL SCHOOLS AND TRAIN STATION WITH DIRECT LINK TO LONDON WATERLOO. THE NEARBY A217 ROADLINK OFFERS ACCESS TO LARGE TOWNS AND M25 JUNCTION 8.

THERE ARE ACRES OF COUNTRYSIDE WALKS NEARBY ON EPSOM DOWNS AND WALTON HEATH.

COUNCIL TAX BAND F

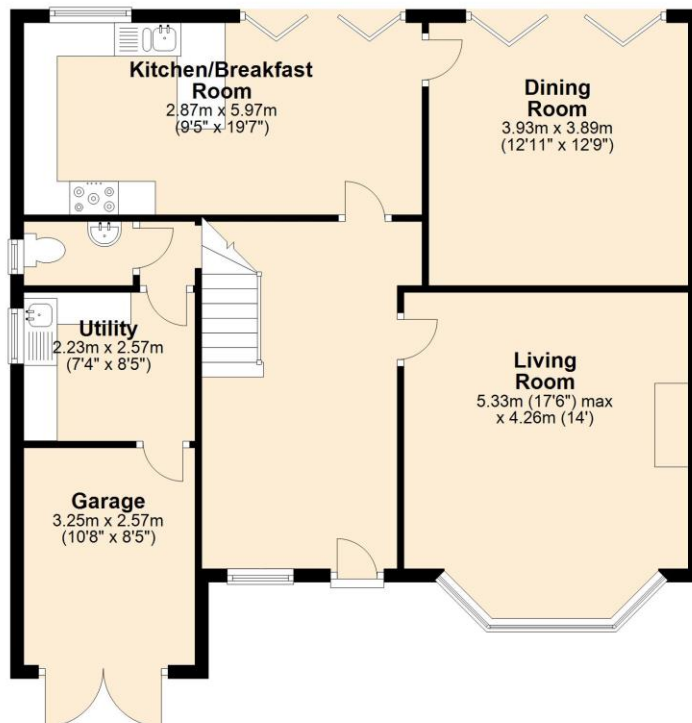
A VERY SPACIOUS 4 BEDROOM SEMI-DETACHED PROPERTY WITH LARGE GARDEN. SITUATED IN A HIGHLY SOUGHT AFTER VILLAGE ROAD.

£910,000 FREEHOLD



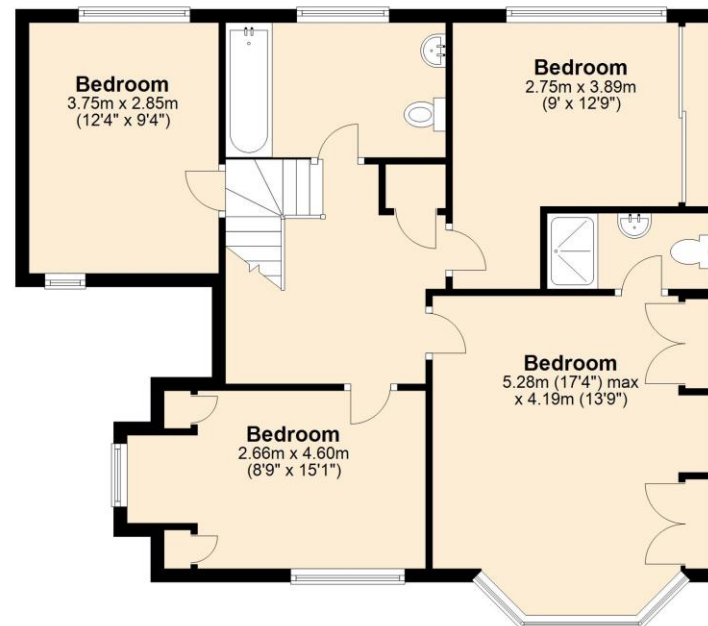
Ground Floor

Main area: approx. 76.9 sq. metres (827.3 sq. feet)
Plus garages: approx. 8.3 sq. metres (89.8 sq. feet)



First Floor

Approx. 74.3 sq. metres (800.2 sq. feet)



Main area: Approx. 151.2 sq. metres (1627.4 sq. feet)
Plus garages: approx. 8.3 sq. metres (89.8 sq. feet)

BARTLETT & COOKE

1 STATION APPROACH, TADWORTH, SURREY, KT20 5AG

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IMPORTANT NOTE: THESE PARTICULARS ARE INTENDED AS A GUIDE AND DO NOT FORM PART OF ANY CONTRACT. PLEASE CHECK WITH US ANY DETAIL WHICH IS IMPORTANT TO YOU, PARTICULARLY IF YOU INTEND TO VIEW THE PROPERTY. WE HAVE NOT CHECKED OR TESTED ANY SERVICE, SYSTEM, (WHETHER HEATING, PLUMBING, ELECTRICAL ETC) APPLIANCE, FIXTURE OR FITTING THAT MAY BE INCLUDED WITH THIS PROPERTY. WE ADVISE ANY PROSPECTIVE PURCHASERS TO SATISFY THEMSELVES AS TO THEIR CONDITION.

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