



Available for the first time since built in 1971

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Kingswood Road
Tadworth
KT20 5EG

London 17 miles
Tadworth Village and Station 5 minutes' walk
Reigate 5 miles Epsom 3 miles
London by rail 45 minutes
M25 at Reigate Hill (J 8) 4 miles and at Leatherhead (J 9) 6 miles
All times and distances are approximate

On the edge of Tadworth Village and just a short walk from the local shops and station, this impressive detached house is available for the first time in 53 years.

A modern family home with the benefit of an independent, ground-floor annexe and now available with no onward chain.

Offers in Excess of £950,000

View by appointment please, arranged exclusively through Richard Saunders and Company
Telephone 01737 360000

kingswood@richardsaunders.co.uk



- Entrance Hall ■ Cloakroom ■ Sitting Room ■ Dining Room
- Kitchen – Breakfast Room ■ Utility Room
- Ground-floor Annexe comprising Hall, Cloakroom, Living Room, Kitchen, Bedroom and Bathroom
- 4 Bedrooms, Bathroom and Shower Room including Principal Suite
- Double Garage ■ Frontage of some 50' ■ Around 80' x 45' Rear Garden
- In all, 0.2 Acre



The house was designed individually and built in 1971 to its only owners' own requirements but the story didn't stop there; the owners continued to enhance, improve and even extend the house over the years to meet their growing family needs.

The bright hallway with roof lantern foretells the spaciousness of the living rooms as does the modern fitted kitchen with granite surfaces and breakfast bar. On the first floor there are four good size bedrooms, an ensuite bathroom to the principal bedroom and family shower room.

Added to accommodate a dependent relative, the perfect ground-floor annexe even has its own entry door from the front drive although it could easily be used as additional living spaces or for rental income if preferred.

Set back from the road, the house has a private frontage with pea-shingle driveway for parking in addition to the double garage and the rear garden is naturally secluded.

Offering its next owners some potential for further improvements, this fine home is available with no onward chain.

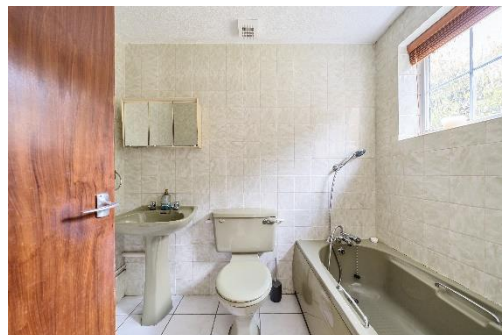




Situated on the edge of Tadworth Village, the property is just a few minutes' walk from an excellent choice of local shopping and Tadworth Station with its regular services to both London Bridge and Victoria. Around a mile away, the picturesque village of Walton on the Hill has further local shopping and several local pubs and restaurants are within walking distance.

Reigate, Epsom and Banstead Village are all within a few minutes' drive and offer a greater choice of shopping and supermarkets and nearby the A217 provides an arterial route to London. The M25 motorway at Reigate Hill (J8) or Leatherhead (J9) give swift access to Heathrow and Gatwick Airports, the Eurotunnel and the coastal ports. Some of Surrey's finest schools are available locally including Tadworth Primary School, Chinthurst, Walton on the Hill Primary, Epsom College, Reigate Grammar, City of London Freemans and Dunnotar.

High on the Surrey Hills, the area has venues for almost every conceivable sport, leisure and cultural pursuit including the open spaces of nearby Walton Heath and Epsom Downs and Racecourse as well as abundant open countryside for walking, cycling and horse-riding and many pubs, restaurants, local theatre and cinema.



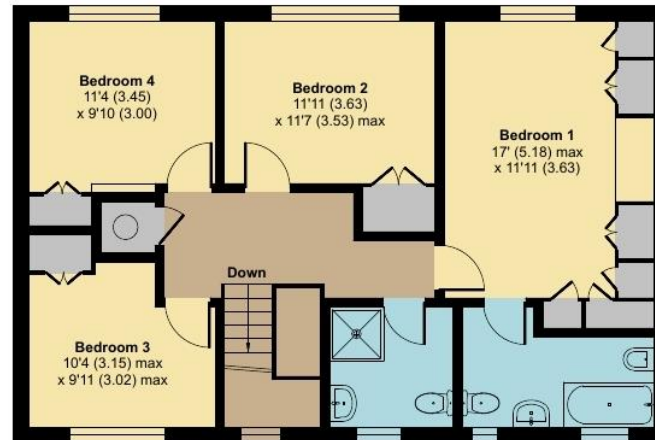


The many features of this fine home include:

- An individual, versatile and characterful home
- Modern fitted kitchen with granite surfaces
- Spacious living rooms, one with fireplace
- Gas central heating and replacement double-glazing
- Useful ground-floor annexe or further living rooms
- Lovely, secluded gardens to the front and rear
- Double garage and driveway parking
- Plenty of scope for updating and adding value
- Well-maintained throughout
- Available with no onward chain

TOTAL FLOOR AREA

2,416 SQ FT / 224.3 SQ M



FIRST FLOOR



Tenure: Freehold
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: G
 FFTC Broadband
 All mains services
 To the best of our knowledge on production of this brochure

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