

# Kennedys'

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4, Copley Way  
Tadworth  
KT20 5QS

We are excited to offer to the rental market, this well maintained, Costain built, five bedroom semi detached property in a cul de sac location within walking distance to Kingswood and Tadworth stations. Available beginning July 2024. Rent includes Gardener\*\*

## £3,650 Per Month



5



3



3



3

- Five bedroom Costain built semi detached House
- 3 Bathrooms
- Driveway and Garage
- Large garden and paved patio
- Double Glazing
- Open plan kitchen/breakfast room
- Conservatory
- Feature open fireplace
- Gas central Heating
- Available July 2024







# PROPERTY DESCRIPTION

This well maintained five bedroom, 1930's Costain built semi-detached property is conveniently positioned for both Kingswood and Tadworth train stations in a quiet cul de sac location, and is within the catchment for Tadworth Primary School.

The enclosed porch provides ample storage solutions for coats and shoes. The original front door opens into a welcoming reception hallway with 'feature' staircase leading to a generous lounge with large bay window, enjoying a gas fireplace with wooden surround. Double doors open to the dining room, again with feature open fireplace, and patio doors leading into the tiled conservatory stretching across the rear of the house.

The shaker style kitchen/breakfast room appreciates a number of wall and floor units, laminate work tops, and appliances.

On the first floor, there are three double bedrooms, one of which enjoys an en-suite shower room and one single bedroom. A modern, bathroom with panel enclosed bath and shower perfectly accommodates family living. On the second floor, there is a large loft bedroom with en-suite shower room.

The house appreciates original features such as picture rails and solid oak doors, whilst enjoying the modern benefits of UPVC double glazing and gas central heating. To the front of the house the block paved drive provides parking for up to three cars and a garage. The private rear garden benefits from well stocked flower beds, with mature trees and shrubs. Garden storage is plentiful with a garden shed and a children's summer house.

The house is supplied by mains water, sewage, gas and electricity.

The property is available Beg July 2024 unfurnished. \*\* Rent includes Gardener - Shrubs and











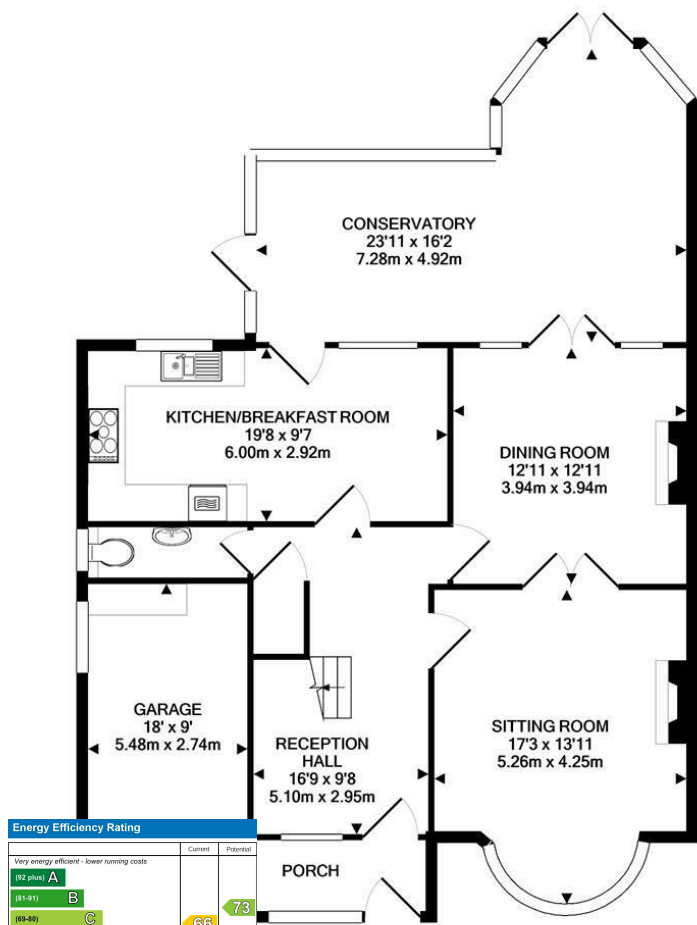


# PROPERTY DESCRIPTION

Hedges only Tenants are responsible for grass, borders and all other garden duties\*\*  
Council Tax Band G Reigate and Banstead

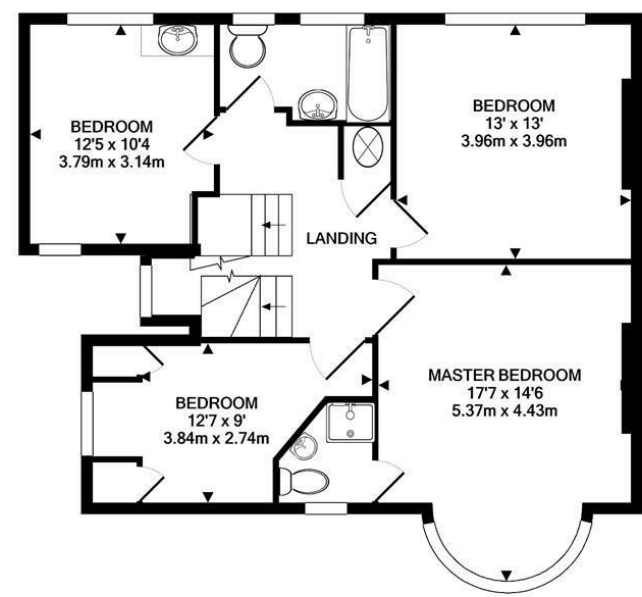
Tadworth village is within a short walk and is well served by local shops and facilities including independent traders such as butchers, fishmongers, bakers, dry cleaners, vets, and florist as well as banks, restaurants, village supermarket and mainline train station to London. There are a variety of schools within the area including Tadworth Primary School, Chinthurst Prep School, an Ofsted rated: Outstanding Primary School and the renowned City of London Freeman's School and Epsom College. Local recreational facilities are located at venues such as Kingswood Golf Club, Surrey Downs Golf Club, David Lloyd in Epsom and Cheam, RAC at Woodcote Park and others besides.

For further information or to arrange a viewing, please contact a member of the Letting Team on 01737 817718  
option2



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
174 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Mid energy efficient - higher running costs			
England & Wales		66	73
EU Directive 2002/91/EC			

GROUND FLOOR  
APPROX. FLOOR  
AREA 1258 SQ.FT.  
(116.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 811 SQ.FT.  
(75.3 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 288 SQ.FT.  
(26.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2356 SQ.FT. (218.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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# 4, Copley Way

If you would like to arrange a viewing, please call a member of the Kennedys Lettings team on 01737 817718

TENURE: Freehold  
EPC RATING: D  
COUNCIL: Reigate and Banstead  
TAX BAND: G

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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