

Kennedys'

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Roslyn Lodge, Hurst Drive
Tadworth
KT20 7QU

We are immensely proud to present this immaculate five bedroom detached family house in one of Walton on the Hills premium private roads. Built to high specification, private gates, and driveway. We highly recommend internal viewing to fully embrace this impressive family home. Available Mid August 2024
Unfurnished.

£3,700 Per Month



- Detached Family Home
- Four Bathrooms
- Gated driveway and Integral Garage
- Located on a Premium Road
- EPC Rating: B

- Five Bedrooms
- Three Reception Rooms
- Rear Garden and Patio
- Village Location
- Available Unfurnished





PROPERTY DESCRIPTION

An immaculately presented five bedroom detached home sitting on a gated plot. Built to a high specification at approx 2985 sq ft, the accommodation includes an entrance hallway with central staircase, shower room, study, sitting room, dining room, and an impressive open plan kitchen/breakfast room. To the first floor you will find the main bedroom with en-suite bathroom, as well as the second bedroom with an en-suite, two further double bedrooms, the fifth bedroom being a single and the family bathroom.

To the outside there is a good size rear garden with large patio area and to the front a private graveled driveway with integral garage and ample parking.

The property benefits from gas central heating, double glazing, electric front gates. The property is supplied by mains gas, electric, water, and sewage.

The property is available Mid August 2024, unfurnished and pets are considered
Council Tax Band: TBC

The property is within easy walking distance of Walton on the Hill village, comprising of a pretty pond, tea room, local butchers, four local pubs, Co-op Convenience store, hairdressers, chemist, and a selection of restaurants and other independent shops. Other features include Walton Primary School, two nursery schools and of course the famous Walton Heath Golf Club. Walton Heath itself is close by and a short walk of approximately 15 minutes will take you across to Tadworth village with its butchers, wine merchant, fishmongers, bakers and much more. It also has a mainline railway station with services to London. The property is also perfectly located for access to local towns with Epsom and Reigate approx. 3 miles away and access to the M25 (junction 8) approx. 3 miles.

*Please note that the photos shown were taken in the summer of 2020 and may not be an accurate representation of the properties current condition



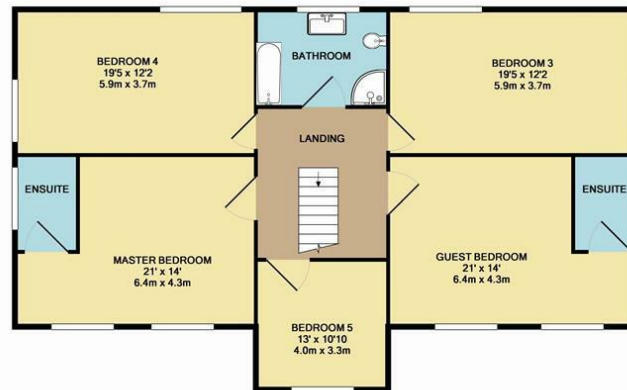








GROUND FLOOR
APPROX. FLOOR
AREA 1556 SQ.FT.
(144.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1428 SQ.FT.
(132.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2985 SQ.FT. (277.3 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 is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
174 plus) A		87	87
(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		EU Directive 2002/91/EC	

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

TENURE: Freehold
EPC RATING: B
COUNCIL: Reigate and Banstead
TAX BAND:

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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