

Kennedys'

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8 The Dell
Tadworth
KT20 5TQ

This beautifully presented detached four bedroom detached property comes to the rental market offering ideal family living, located in a quiet backwater on the outskirts of Tadworth village. Available Mid September 2024

£2,850 Per Month



- Four bedroom detached house
- Dining room with garden access
- Study
- Pretty rear garden
- EPC Rating D
- Country style kitchen/breakfast room
- Sitting room with bay window
- Primary bedroom with en-suite shower room
- Garage and OSP
- Available Mid September 2024

EPC: D



PROPERTY DESCRIPTION

The entrance hallway with WC opens to kitchen/breakfast room with views to the rear garden, leading to a formal dining room with sliding doors to rear garden, spacious sitting room with gas fireplace and bay window to front and study with views to the front.

The country style kitchen with a wealth of wall and base units, contrast colour granite work tops and stable door access to the rear garden includes stainless NEFF double oven hob, stainless hood, electric hob, washing machine, dishwasher, under counter freezer, free standing fridge freezer and stainless undercounter sink overlooking the rear garden.

Upstairs are two double bedrooms both with fitted wardrobes and two singles. The primary bedroom benefits from an en-suite shower room. The remaining bedrooms are supported by the family bathroom with panel enclosed bath and shower over.

The rear garden enjoys a paved patio and includes variety of mature trees and shrubs and bespoke wooden shed. Side access opens to the pretty front garden with block paved driveway providing parking for two cars and access to the garage.

The property enjoys gas fired heating by radiators and is beautifully presented throughout.

The property is available Mid September 2024 as Unfurnished/Part Furnished
Council Tax Band G – Reigate and Banstead County Council

Tadworth village is within a short walk and is well served by local shops and facilities including independent traders such as awarding winning gift and homeware shop, butcher, fishmonger,





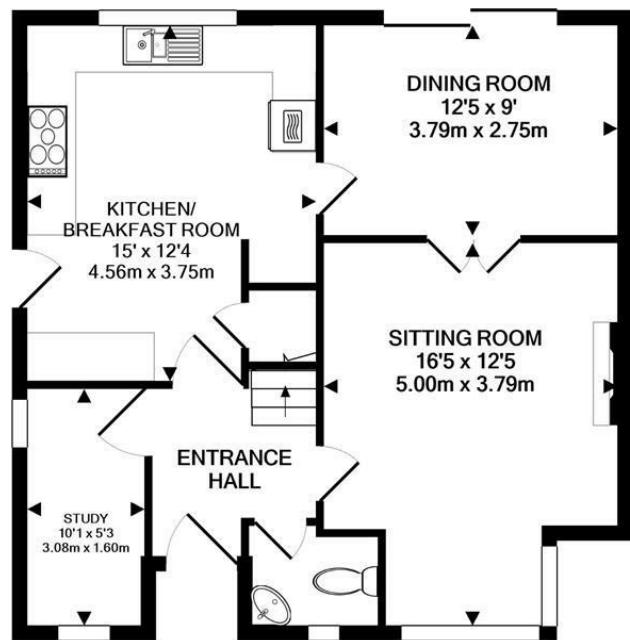


PROPERTY DESCRIPTION

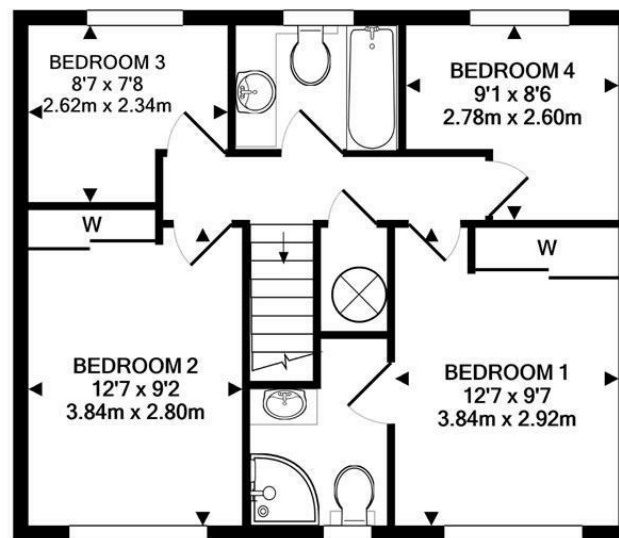


bakery, dry cleaner, optician, vet and coffee shop as well as a selection of restaurants, village supermarket and mainline train station to London. There are a variety of schools within the area including the nearby Tadworth Primary School, Chinthurst Prep School as well as a very good selection of both state secondary and independent senior schools to include, The Ashcombe, The Priory, St Andrews as well as Epsom College, St Johns and City of London Freeman's. Leisure facilities are well catered for with a variety of facilities available including Tadworth Leisure Centre, Tadworth Cricket Club, Walton Heath Golf Club, and the RAC at Woodcote Park as well as a wide selection of wonderful countryside walks and trails to enjoy. The village of Walton on the Hill is just a short walk offering further amenities including, pubs, restaurants, shops, butcher, hair dressers and Co-op Supermarket.

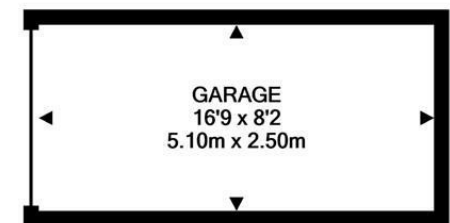
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GROUND FLOOR
APPROX. FLOOR
AREA 595 SQ.FT.
(55.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 518 SQ.FT.
(48.1 SQ.M.)

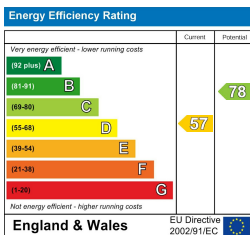


GARAGE
APPROX. FLOOR
AREA 137 SQ.FT.
(12.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1250 SQ.FT. (116.1 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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8, The Dell

If you would like to view this beautiful home, please call a member of the Kennedys lettings team on 01737 817718

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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