

Kennedys'

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8 Tadworth Farm Close
Tadworth
KT20 5BF

We are delighted to offer this stylish, four bedroom home that offers a sense of spacious modern living whilst providing a high quality traditional build, set on a good size corner plot within this small exclusive development between Tadworth and Epsom Downs. Available Beginning October Unfurnished.

£3,350 PCM



- Detached family home
- Four Double Bedrooms
- Two Reception Rooms
- Off street parking x2 Cars
- Pets Considered*

- Located Within Private Development
- Three Bathrooms
- Private Rear Garden
- Available October 2024
- EPC Rating: B





PROPERTY DESCRIPTION

Built by Matthew Homes in 2012, this modern 4 bedroom detached house has spacious and well laid out accommodation on three floors, and sits on a good size corner plot within this small exclusive development between Tadworth and Epsom Downs.

The ground floor comprises a generous hallway with fitted downstairs storage, cloakroom, large lounge, and impressive open plan kitchen/breakfast room/family room area, with a modern Shaker style kitchen, integrated appliances and a quality wood floor (note; unsealed and therefore not suitable for steaming treatment). Patio doors lead out to the terrace and rear garden with close fenced borders to three sides.

To the first floor is a large second bedroom with en-suite, and two further good sized bedrooms that are served by the modern family bathroom, whilst to the top floor is the master bedroom and en-suite.

The property will be partially redecorated and presented with gas fired heating by radiators, solar panels to the roof and double glazing.

To the outside, the front area provides parking for two cars flanked by front lawn, whilst to the rear is a large terrace leading on to lawn and fenced borders.

The property is available early October for Long Term Let and pets are considered
Council Tax Band: G Reigate and Banstead Council

Please note the photos featured were taken prior to the current tenancy, therefore may not be an accurate representation of the properties current condition

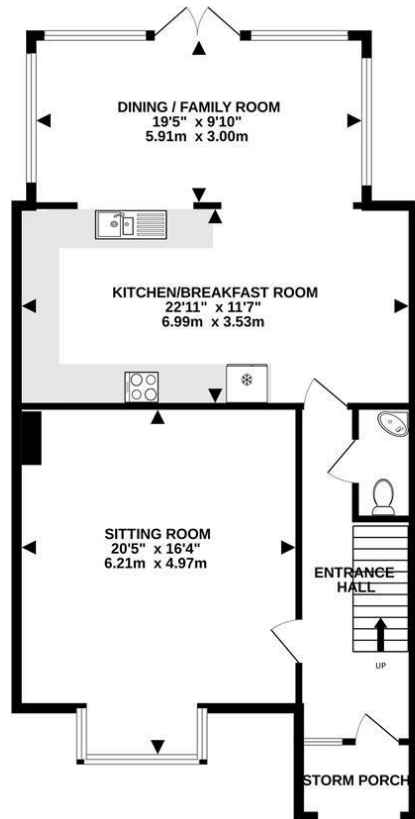




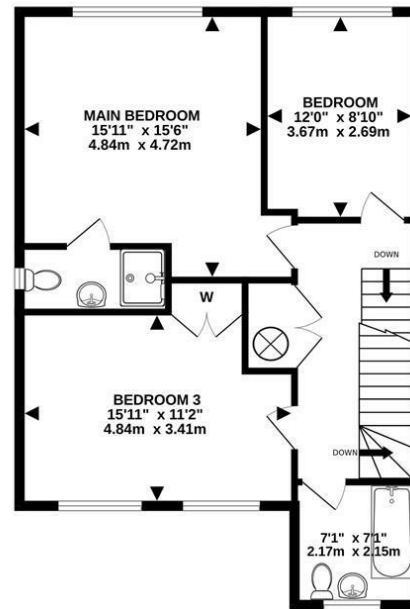


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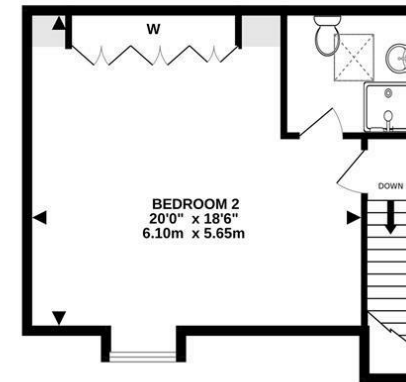




GROUND FLOOR
915 sq.ft. (85.0 sq.m.) approx.



1ST FLOOR
696 sq.ft. (64.6 sq.m.) approx.



2ND FLOOR
433 sq.ft. (40.3 sq.m.) approx.

TOTAL FLOOR AREA : 2044 sq.ft. (189.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Mid energy efficient - higher running costs	
Current	Potential
81	87
England & Wales	EU Directive 2002/91/EC

8, South Tadworth Farm Close

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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