

Kennedys'

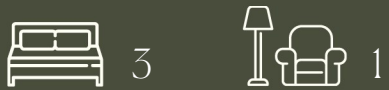
01737 817718

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7 Proffits Cottage, The
Hoppety
Tadworth
KT20 5RH

This charming three bedroom cottage
situated just a short walk from
Tadworth station and the amenities
that surround it is a rare find in the
current market. Available end of April
2025. Unfurnished. Pets Considered.

£1,900 Per Month



- Charming three bedroom cottage
- Open-plan kitchen/ living area with working log-burner
- Sheltered outdoor area to the rear of the property
- Easy access to the A217 & Junction 8 of the M25
- Unfurnished
- Ample off-road parking
- Main bedroom features its own open shower
- Short walk to Tadworth station
- Available End of April 2025
- Pets Considered





PROPERTY DESCRIPTION

The ground floor comprises of a generous open plan kitchen / living space, with double doors leading to the rear of the property and ornamental log-burner, as well as a shower / utility room that makes clever use of the space, and a good sized under stairs cupboard.

Upstairs the largest of the three bedrooms has a large front facing window, along with feature fireplace and open shower / basin in the corner. The other two bedrooms are of a good size and face the rear of the property.

Outside the property has multiple off-road parking spaces to the front, log store to the side, and covered area with outdoor tap to the rear.

Please note, there is a right of access for the mid terrace properties via the rear garden. - Please ask for details.

The property also benefits from Solar Panels and modern gas central heating system.

The property is available end of April 2025, as Unfurnished and Pets are considered

Tadworth village is within a short walk and is well served by local shops and facilities including independent traders such as butcher, fishmonger, baker, dry cleaner, vet, hairdressers as well as a bank, 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, and the renowned City of London Freeman's School and Epsom College. Local recreational facilities are located at venues such as Tadworth Leisure Centre, Kingswood Golf Club, Surrey Downs Golf Club, David Lloyd in Epsom and Cheam, RAC at Woodcote Park and others besides.

Material Information:

The property is supplied by Mains Water, Electric, Gas and Sewage.

Heating is supplied - Gas Central Heating

Council Tax Band: D - Reigate and Banstead Council.

EPC Rating: D

Tenure: Freehold

Flood Risk: Very Low

Broadband: Superfast

Mobile Phone Availability: Indoor: Limited - Three, EE, & Likely; Vodafone & O2. Outdoor - Likely: Three, EE, O2 &

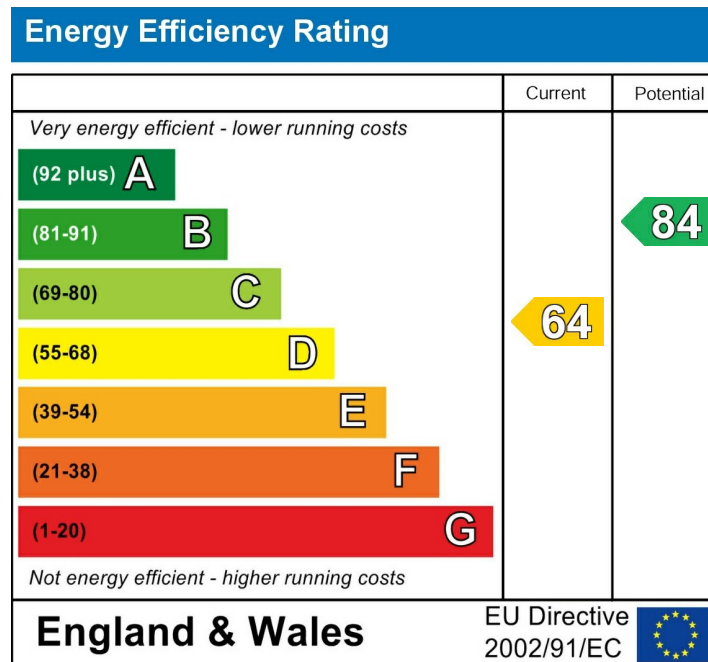
Vodafone

Other Information: Ask The Agent

For further information please contact a member of our Lettings Team on 01737 817718.







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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: D

COUNCIL: Reigate & Banstead

TAX BAND: D

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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