

Kennedys'

01737 817718

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18a, Tower Road
Tadworth
KT20 5QY

Kennedys are delighted to offer this one bedroom ground floor annexe in a sought after location of the village of Tadworth and walking distance of local shops and mainline station. Available 3rd June 2025

£1,150 Per
Month



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- One Bedroom Annexe
- Shower Room
- Patio Area Outside
- On Road Parking
- Prime Location in Tadworth

- Fitted Kitchen with Appliances
- Lounge/Dining Room
- Gas Central Heating
- No Pets or Children
- Available 3rd June 2025





PROPERTY DESCRIPTION

Full Description

We are delighted to offer this one bedroom ground floor annexe in a sought after part of Tadworth. The property has its own entrance leading into the modern fitted kitchen with electric oven and hob with extractor hood above, washing machine and fridge/freezer. There are two reception rooms, one with wood floor and one carpeted and a Jack and Jill style shower room in between allowing the flexibility of using either as a living room or bedroom. The reception room to the rear does have a door leading out to a small patio area only. The full Garden is not for use of the tenants and is private to the landlord. There is ample on road parking for this property.

The property benefits from Gas central heating to radiators, and double glazing. It is supplied by mains gas, electric, water and sewage.

The Property is available from 3rd June 2025 unfurnished, sorry no pets or children.

Council Tax Band F - Reigate and Banstead*

*Please note in addition to the monthly rent you will be required to make a contribution towards Utilities and pay separately for Council Tax. Broadband/Wifi this will be tenants responsibility

The annexe is located on a quiet road on the edge of Walton Heath and conveniently positioned in this tranquil backwater between the villages of Tadworth and Walton on the Hill. Both are easily accessible and offer local facilities such as Tadworth station, local shops, restaurants, pubs and much more. The surrounding areas offer open countryside with Epsom Downs Racecourse, Walton Heath and several renowned golf courses close by. For the commuter, Tadworth mainline rail station is an approx. 10 minute walk away and by road, Junction 8 of the M25 is within 4 miles, providing access to Gatwick and Heathrow airports and the national motorway network.

For further information or to talk to a member of our Lettings Team, please give us a call on 01737 817718





GROUND FLOOR FLAT

APPROX. 41.6 SQ. METRES (448.1 SQ. FEET)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	71
(39-54) E		
(21-38) F		
(1-20) G		
Not 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: D

COUNCIL: Reigate & Banstead

TAX BAND: B

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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