

# Kennedys'

01737 817718

kennedys-ipa.co.uk  
@kennedysipa

1A, High Street  
Tadworth  
KT20 5SD

Kennedys Lettings are delighted to bring to the rental market this spacious first floor one bedroom maisonette. Available immediately Unfurnished.

£1,295 Per

WEEK



• One Bedroom Masionette

• Ample Storage

• Village Location

• Available Now

• Kitchen with Appliances

• Gas Central Heating

• Walton Distance to Train Station

• Council Tax Band B







# PROPERTY DESCRIPTION

Nestled in the heart of Tadworth, this charming one-bedroom maisonette on High Street offers a delightful blend of comfort and convenience. Spanning an impressive 614 square feet, the property features a well-appointed reception room that serves as the perfect space for relaxation or entertaining guests.

The bedroom is generously sized, providing a peaceful retreat at the end of the day, while the bathroom is fitted with modern amenities to cater to your daily needs. The maisonette's layout is thoughtfully designed, ensuring that every inch of space is utilised effectively, making it ideal for individuals or couples seeking a cosy home.

Living on High Street means you are just a stone's throw away from local shops, cafes, and essential services, enhancing your lifestyle with ease of access to everything you need. The surrounding area is known for its picturesque scenery and community spirit, making it a wonderful place to call home.

The village of Tadworth is well served by local shops and facilities including independent traders such as butchers, fishmongers, bakery, coffee shop, dry cleaners, vets, village store and award winning gift shop as well as a number of local pubs and restaurants. Recreational facilities are located at venues such as Walton Heath, Kingswood and Surrey Downs Golf Clubs, David Lloyd in Epsom and Cheam and Tadworth Leisure Centre. Tadworth Railway station is a short walk away with regular trains into London Bridge and Victoria.

## Material Information:

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

Heating is supplied Gas Central Heating

Council Tax Band: B- Reigate and Banstead Council.











# PROPERTY DESCRIPTION

EPC Rating: E

Tenure: Freehold

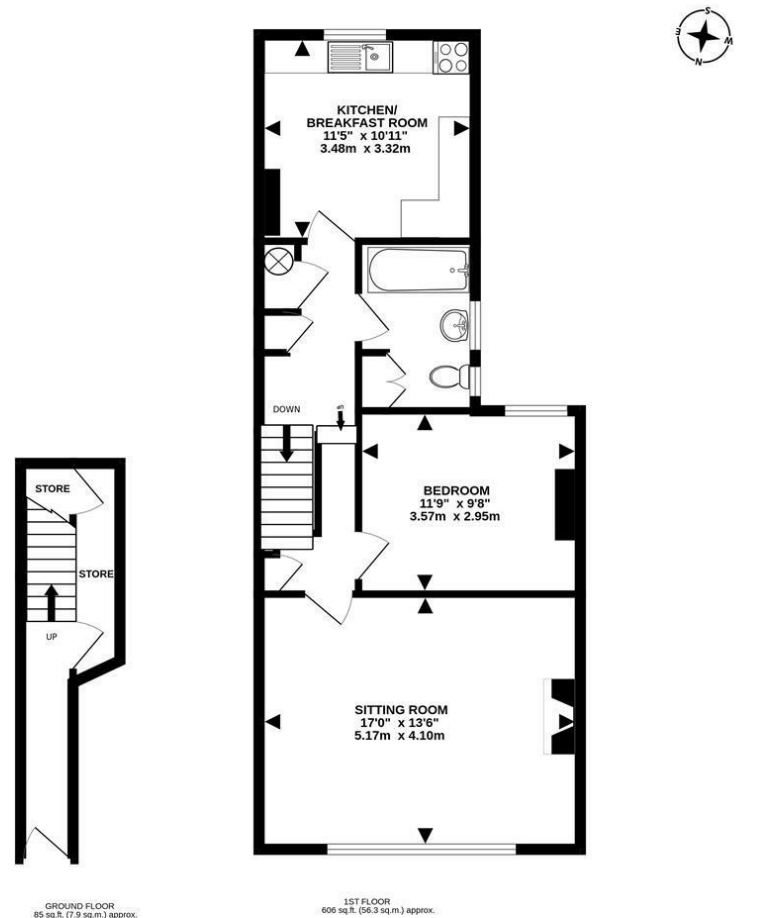
Flood Risk: Very Low Risk

Broadband: Ultrafast

Mobile Phone Availability: Limited: Three, EE, O2 & Vodafone

Other Information: Ask The Agent





| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            | 53      | 65        |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

# 1A, High Street

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

TENURE:

EPC RATING: E

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.



01737 817718

[kennedys-ipa.co.uk](http://kennedys-ipa.co.uk)   [@kennedysipa](https://www.instagram.com/kennedysipa)   [info@kennedys-ipa.co.uk](mailto:info@kennedys-ipa.co.uk)

48 Walton Street, Walton on the Hill,  
KT20 7RT