

Kennedys'

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81 Kingswood Road
Tadworth
KT20 5EF

When it comes to buying your next home, one of the main factors to consider is the property's condition, and a well-maintained and beautifully finished property is always a plus. Well this one, situated on the ever-popular Kingswood Road in Tadworth, just minutes from the open walks of the Epsom Downs offers just that, along with 4 bedrooms, 2 bathrooms and off-street parking.



£799,950



- Beautifully presented detached family home
- 2 Bathrooms
- Bi-folding doors leading out to a westerly decked area
- Cosy living room complete with functional log-burner
- Parking for 2+ cars on the front drive

- 4 Bedrooms
- Stunning open plan kitchen / dining room
- Ground floor double bedroom with en-suite
- Well maintained west facing rear garden
- Available to view by appointment only

EPC: E



PROPERTY DESCRIPTION

The property has been subject to a thorough renovation over the years, resulting in a contemporary design, and user friendly layout.

Upon entry the entrance hall opens up on the right hand side to the living room. The space is welcoming, benefiting from a bay window on the front facing wall, and log burning stove on the other. The living room flows seamlessly into the open plan kitchen/ dining area, which has been tastefully executed, featuring ceramic tiled flooring, sleek light grey units alongside a white worktop and Greek blue metro tiles, vaulted ceiling, skylights and bi-folding doors out to the deck in the rear garden. The kitchen itself is equipped with everything a home cook could desire, with integrated oven and grill, 5 ring gas hob and integrated dishwasher. Just next door to the kitchen is the utility room, with room for your white goods as well as a back door.

The four bedrooms are split over two levels, with the secondary bedroom situated on the ground floor. It features a front facing window, as well as a beautifully finished en-suite shower room. Upstairs, the main bedroom is well equipped for storage, with an entire bank of built in wardrobes on the far wall, and a bay window to the front of the property. The third bedroom looks over the garden and is a good sized double, whilst the fourth and smallest room would accommodate a small double and looks over the front of the property. The family bathroom features both a bathtub and shower, as well as heated towel rail, toilet, sink and vanity unit.

To the rear of the property the west facing garden has been immaculately maintained by the









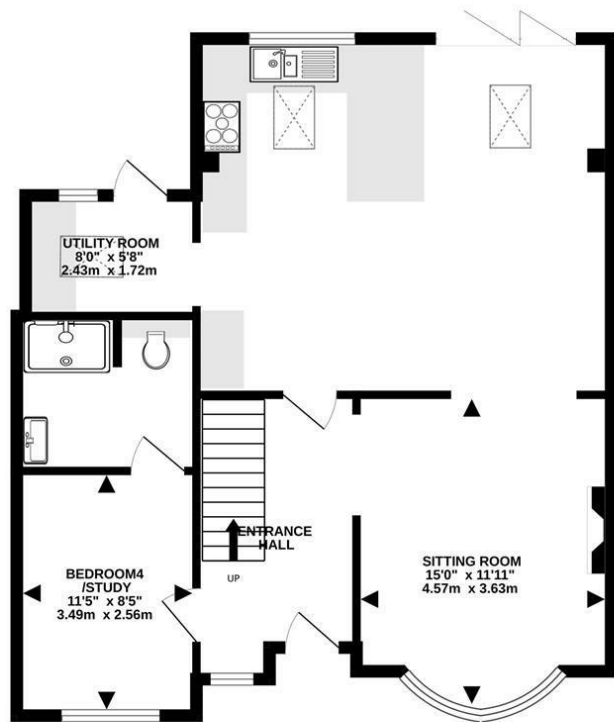
PROPERTY DESCRIPTION

current owner. A decking area spills out from the open plan kitchen, providing a wonderful space to soak up the afternoon sun. The rest of the garden has been laid to lawn, with a few raised beds to the side, and a garden shed for storage. The front drive has ample room for 2+ vehicles, as well as further parking down the side.

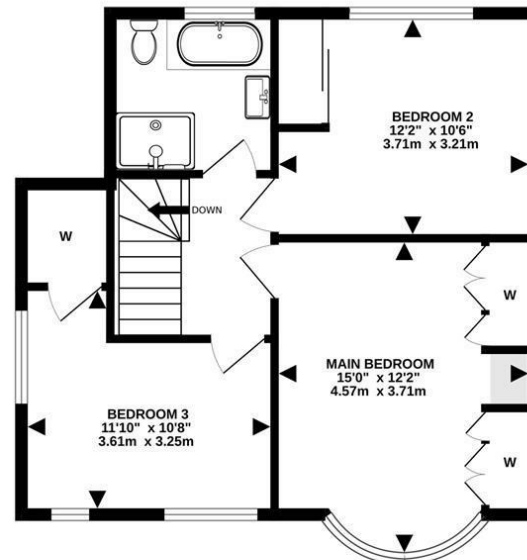
Kingswood Road is perfectly located for access to the Epsom Downs, as well as Tadworth Train Station offering regular trains into London, and a short walk away from local shops and facilities including independent traders such as butcher, fishmonger, baker, hairdresser, coffee shop, dry cleaner, vet, several restaurants, village supermarket and much more besides. The surrounding areas offer open countryside with Epsom Downs Racecourse, Walton Heath and several renowned golf courses close by. For the commuter, Junction 8 of the M25 is within 5 miles, providing access to Gatwick and Heathrow airports and the national motorway network. There is a variety of schools within the area including Walton on the Hill Primary School, Tadworth Primary School & Chinthurst Prep School as well as City of London Freeman's School and Epsom College to name but a few.

Should you have any further questions, or wish to view the property, please don't hesitate to give us a call on 01737 817718.

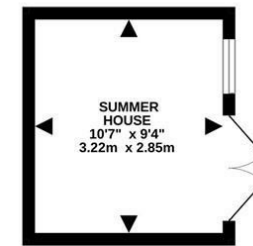
Council Tax Band: F



GROUND FLOOR



1ST FLOOR



SUMMER HOUSE

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	79
(69-80) C	
(55-68) D	54
(39-54) E	
(21-38) F	
(1-20) G	
Mid energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

TOTAL FLOOR AREA : 1414sq.ft. (131.4 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2023

81, Kingswood Road

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

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