

# Kennedys'

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The Avenue  
Tadworth  
KT20 5AY

Have you ever dreamt of building your own home, but realistically can't face the prospect of finding the right plot, getting planning and then going through the process of instructing a reliable contractor and dealing with the build process through to completion? Well perhaps we might have something that gives you the experience and benefits of having a new build home without any of the aforementioned headaches.

£1,750,000



- Brand new 5 Bedroom Family Home
- Built to a particularly high standard
- Generous wrap-around garden
- Walking distance to Tadworth station
- Full & extensive spec listed within main text
- Due to be completed spring 2025
- Fantastic location on one of Tadworth's most prestigious roads
- Opportunity for a buyer to have their say on finishings etc (within reason)
- Detached Garage

EPC:



# PROPERTY DESCRIPTION

Located in one of the most sought-after roads in Tadworth, close to the village and also within easy reach to Walton on the Hill, we are pleased to offer a rare opportunity to secure the purchase of a brand new 5 bedroom detached home, measuring some 3200 square feet, off plan, with a proposed completion currently looking at being at the spring 2025. With a growing reputation for creating beautiful homes, this local builder has completed a number of other projects with us in recent years, and so we are delighted to once again be working with Creed Homes on this exciting project. With a comprehensive specification, the prospective purchaser will enjoy the ability to create their new home from the very start of the process.

The villages of Tadworth and Walton on the Hill are both easily accessible and offer local facilities such as Tadworth Train Station, independent traders such as butchers, fishmongers, bakers, dry cleaners, vets, coffee shop, village supermarket, 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, Epsom mainline rail station is under 5 miles 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. There are a variety of schools within the area including Chinthurst Prep School, an Ofsted rated: Outstanding Primary School, Tadworth Primary, and the renowned City of London Freemens' School and Epsom College. For any further information or to arrange to meet us and discuss this opportunity further, please contact Peter Kennedy on 01737 817718.

N.B. INTERNAL PHOTOS ARE TAKEN FROM A PREVIOUS DEVELOPMENT AND ARE FOR GUIDANCE ONLY.

Specification:-

Kitchen

Bespoke handmade fitted kitchen by Neptune with painted units complemented with composite stone worktops.

Integrated appliances to include electric oven, combination microwave oven, induction hob and extractor above, warming drawer, full height fridge, freezer, dishwasher. Bosch and Samsung.

Utility room

Bespoke handmade fitted kitchen by Neptune with painted units complimented with composite stone worktops. With space for a washing machine and tumble dryer as well as a stainless steel sink and drainer. Samsung.

Bathrooms, cloakroom and en-suites.

Showers with wet room trays and glass screens.







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Neptune sanitary ware units with chrome fitments.  
Porcelonsa wall and floor tiles.

## Flooring

Tiles laid to the kitchen, living/dining area, entrance hall, en-suite bath/shower rooms, utility room and cloakroom.  
Engineered wood flooring to playroom, study and dining.

Carpets to all other areas.

## Central Heating

Gas central heating via radiators to second floor and underfloor heating to the ground and first floor.  
Chrome towel rails with summer circuits fitted to en-suite bath/shower rooms.

## Internal

Painted internal doors with chrome fitments.  
Upvc windows and chrome fitments.

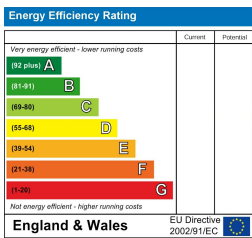
## Electrical

Electric car Charging  
Pre-wired for satellite TV system.  
Pre-wired for an entertainment system to primary ground floor rooms.

## External

Footpaths and terrace in Indian stone.  
External lighting to the front and rear of the house.  
Electric up and over doors to garage.  
Landscaped front and rear gardens with turf laid.





# Rear of 15, The Avenue

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