

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

1 Watts Close,
Watts Lane,
Tadworth,
KT20 5RT

Situated close to the heart of
Tadworth village yet tucked
away in this quiet lane, is this
extremely well presented five
bedroom detached family home,
with a large, private rear garden
and very well planned
accommodation.

£1,250,000



- 5 bed detached
- Well presented family home
- Separate utility room

- Main bedroom ensuite with dressing room
- Large private garden
- Garage & OSP





PROPERTY DESCRIPTION

Set in a small and exclusive cul de sac, built by the renowned builders Berkeley Homes in the 1990`s, this handsome 5 bedroom detached home is a rare find in the market. Situated on the edge of Tadworth village, this is a home that offers well planned accommodation over two floors, including a large entrance hall, downstairs cloakroom, study, sitting room, dining room, kitchen/breakfast room that opens out to a conservatory area, utility room with access to the double garage, and family room, whilst to the first floor are 5 bedrooms, including a main bedroom with dressing room and en-suite, bedroom 2 with en-suite, three further bedrooms and a family bathroom.

The property has been well cared for by the current long standing owners, and is extremely well presented whilst there are some great opportunities to improve, reconfigure and possibly even extend (subject to local planning consent), such is the quality of the location and plot. The house benefits from double glazing and gas fired heating by radiators.

To the outside the property enjoys a large open drive and forecourt area that provides ample private and visitors parking, whilst giving access to the integral double garage. To the rear the garden is mainly laid to lawn with terracing area and well established borders, giving a well secluded aspect.







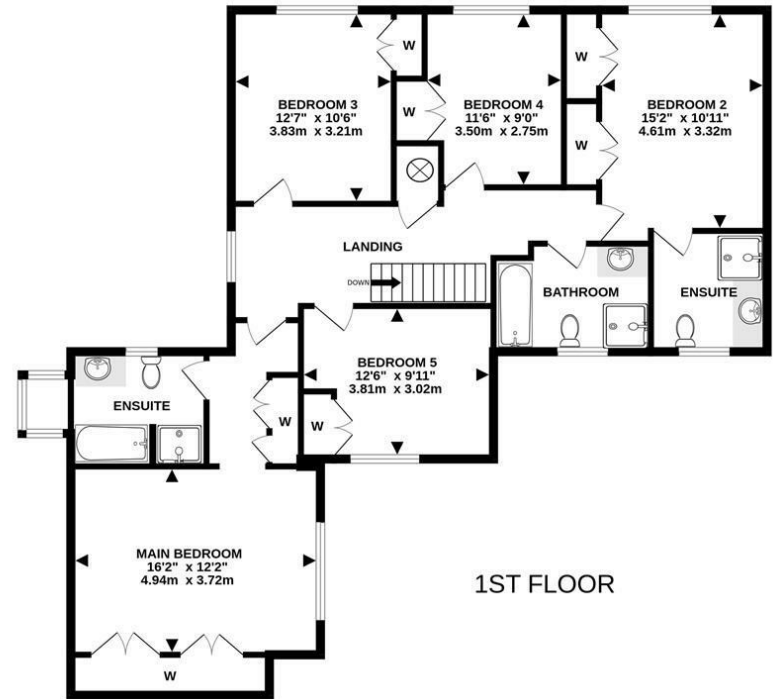
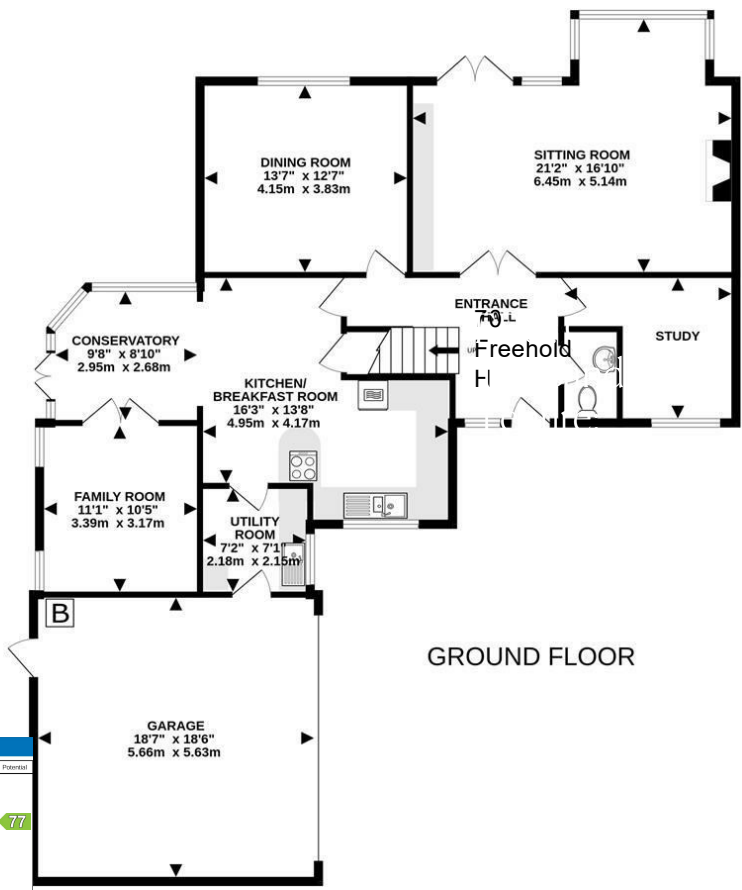
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The village of Tadworth is within easy access and is well served by local shops and facilities including independent traders such as butchers, fishmongers, bakers, dry cleaners, vets, and award winning gift shop as well as a range of restaurants, village supermarket and mainline station to London. Tadworth Primary School and Chinthurst Prep School are both within a short walk and the area is also served by popular private and secondary schooling as well as several local nurseries and recreational facilities that are located at venues such as Walton Heath Golf Club, Kingswood Golf Club, David Lloyd in Epsom and Tadworth Leisure Center and others besides. Tadworth Railway station is a short walk away with regular trains into London Bridge and Victoria.

For further information or to arrange a private viewing please contact a member of Kennedys' sales team on 01737 817718

A large, stylized white signature or logo, possibly representing the agent or the company, located in the bottom left corner of the page.



Energy Efficiency Rating	
Current	Potential
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Mid energy efficient - higher running costs</small>	
70	77
<small>England & Wales</small> <small>EU Directive 2002/91/EC</small>	

TOTAL FLOOR AREA : 2349 sq.ft. (218.2 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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EPC: C
 TENURE: Freehold
 COUNCIL:
 TAX BAND: H

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