

# Kennedys'

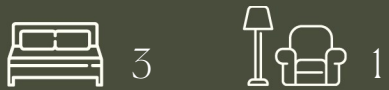
01737 817718

kennedys-ipa.co.uk  
@kennedysipa

10, Corner Farm Close  
Tadworth  
KT20 5SJ

We talk about how people starting to move up the property ladder often share criteria with those moving down it, and this is certainly no exception. With three bedrooms, a mature private garden and garage, all just a minute or so's walk from Tadworth Station and all the amenities that surround it, this will undoubtedly be popular with a wide range of buyers.

OIEO  
£575,000



- Charming Semi-detached family home
- 2 Bathrooms
- Potential to modernize
- Attached Garage
- Just a moments walk from Tadworth Rail Station

- 3 Bedrooms
- Large airy living room
- Well proportioned mature garden
- Off road parking for two vehicles
- \*Viewings by appointment only\*







# PROPERTY DESCRIPTION

Downstairs is a simple layout, with the kitchen situated to the front of the house, and the living room to the rear. The living room benefits from access directly out onto the rear garden, and the doors allow in floods of natural light. The ground floor also boasts a downstairs toilet, and understairs cupboard.

Upstairs, the main bedroom overlooks the garden and has built in wardrobes as well as a small shower room en suite. The further two bedrooms are located to the front of the house, one of which also has built in storage. The family bathroom is situated off the landing, with a bath/shower, toilet and wash bason. The airing cupboard is also off the landing.

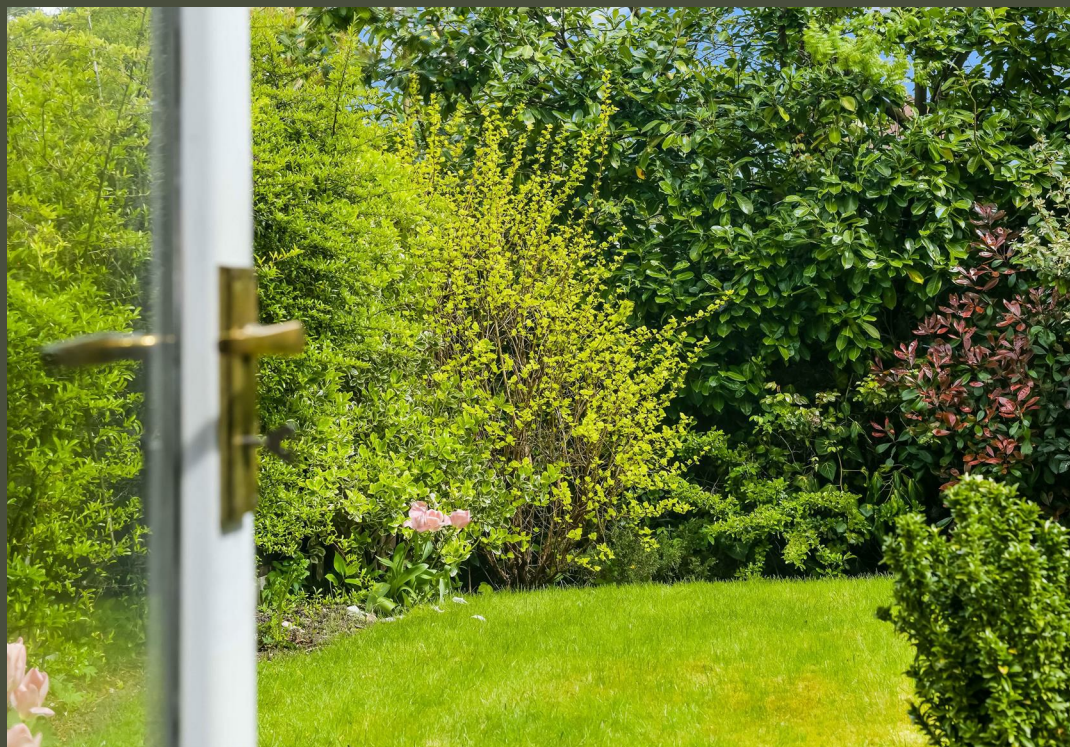
To the side of the house the garage can be found, with an up and over door to the front, and rear access to the garden at the back. The rear garden is a healthy size in proportion to the house, and features mature beds around the boundaries. Out the front, a brick laid driveway provides parking for two vehicles, as well as a small lawn.













# PROPERTY DESCRIPTION

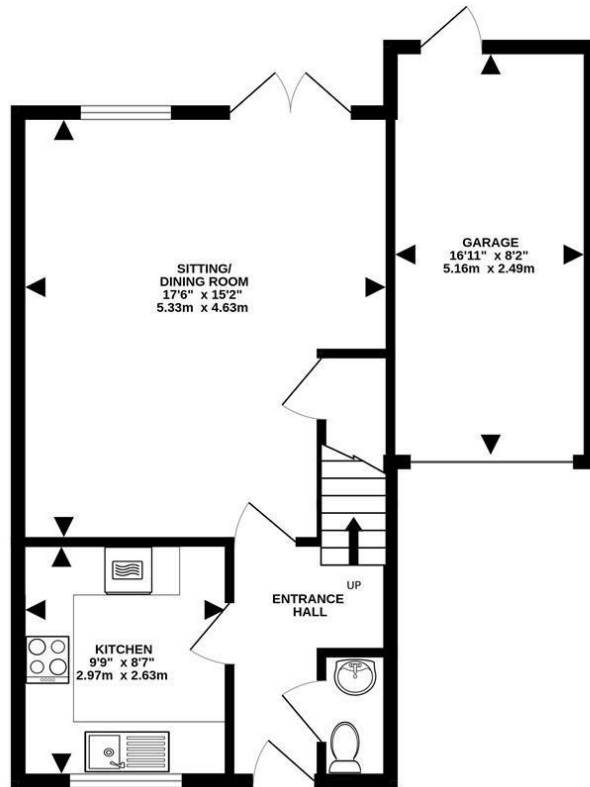


Corner Farm Close is perfectly located for access into Tadworth village, as well as Tadworth Train Station offering regular trains into London. Just a short walk away from local shops and facilities including independent traders such as butcher, fishmonger, baker, hairdresser, coffee shop, dry cleaner, 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 Tadworth Primary School & Chinthurst Prep School as well as City of London Freeman's School, The Beacon and Epsom College to name but a few. For further information or to arrange a viewing, please call a member of our sales team.

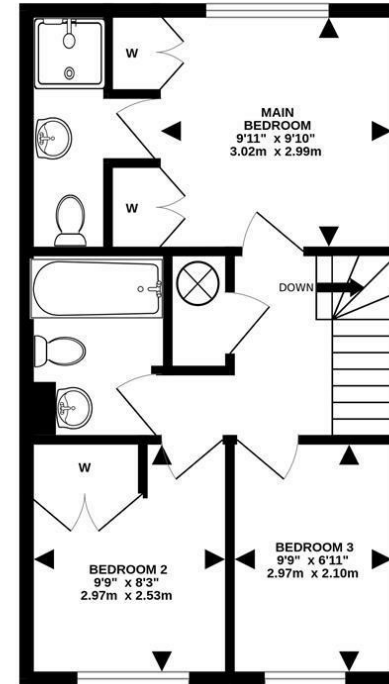
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GROUND FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.

TOTAL FLOOR AREA: 964 sq.ft. (89.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
174 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Mid 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 sales team on 01737 817718

TENURE: Freehold  
EPC RATING:  
COUNCIL: Reigate and  
Banstead  
TAX BAND: E

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