

# Kennedys'

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3, Bramber Close  
The Avenue  
Tadworth  
KT20 5BP

Nestled in a small, exclusive cul de sac on the edge of Tadworth village, we are very pleased to offer this beautifully presented four bedroom, four bathroom family home that offers some 3500 sq ft of light and spacious living accommodation and double garage.

£1,650,000



- Stunning detached family home
- 4 bathrooms
- Dining room
- Study
- Off road parking for multiple cars

- 4 double bedrooms
- Spacious open plan living
- Large entrance hall
- Detached double garage
- \*Viewings by appointment only\*









# PROPERTY DESCRIPTION

If you are looking for a new build, for something that reflects current trends in design and specification, but there just isn't anything out there and ready to move in to, may I suggest that you take a look at this ex Berkeley Homes show home, that provides all the hallmarks of one of the most prestigious builders within the area, both in design and specification, that some 10 years after being built is as relevant today as ever. Nestled in a small, exclusive cul de sac on the edge of Tadworth village, we are very pleased to offer this beautifully presented four bedroom, four bathroom family home that offers some 3500 sq ft of light and spacious living accommodation and double garage. On the ground floor is a truly impressive reception hall off of which are all the main rooms, including dining room, study, Sitting room, and kitchen/breakfast/family room, as well of course the cloakroom, and there is a utility room off the kitchen. To the first floor are four bedroom suites, which works really well, and arguably better than a somewhat squeezed 5 bedroom home, offering a more generous proportion and of course an en-suite to each bedroom.

There are so many features to this home, including underfloor heating, high quality kitchen and bathrooms, quality flooring, lighting, tall doors, cornicing, high ceilings, ceiling speakers in some of the main rooms, double glazing throughout, and much more besides. To the outside, the property is approached via a good size brick paved driveway, flanked by lawns and giving access to a detached double garage, whilst to the rear is an attractive, easy to maintain garden that has herbaceous and fenced borders, paved terrace and sweeping lawns, all enjoying a secluded and sunny aspect.











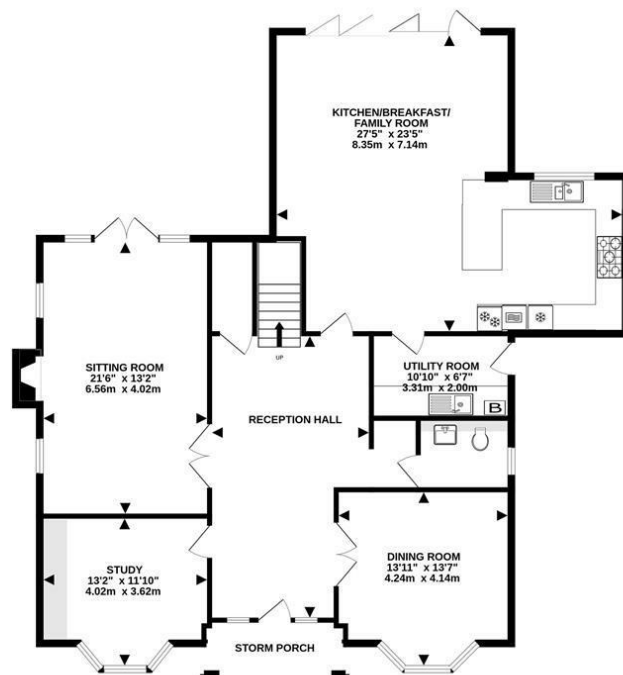




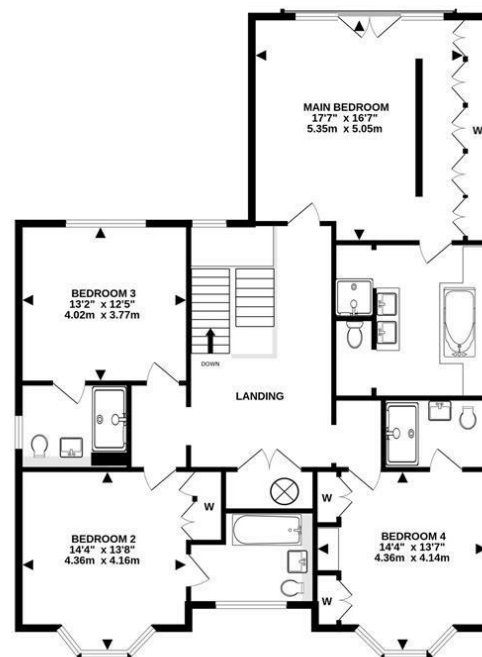
# PROPERTY DESCRIPTION

Bramber Close is in a highly popular and sought after location, on the edge of Tadworth village, whilst also benefitting from easy walkable access to Walton on the Hill. The house is perfectly located for access into the 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.

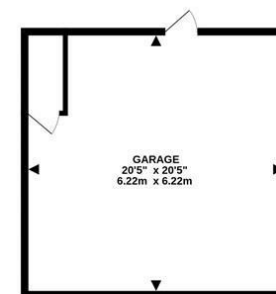
For further information or to arrange a private viewing, please contact a member of our sales team.



GROUND FLOOR



1ST FLOOR



GARAGE



MAIN HOUSE 284 SQ.M (3057 SQ.FT) GARAGE 38.7 SQ.M (416 SQ.FT)

TOTAL FLOOR AREA : 3474 sq.ft. (322.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	77
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

## 3, Bramber Close

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

TENURE: Freehold

EPC RATING: C

COUNCIL: Reigate & Banstead

TAX BAND: H

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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