

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

8 Russells
Tadworth
Surrey
KT20 5TJ

Located in a small quiet cul-de-sac in the ever-popular Tadworth Park development is this well presented 4 bedroom property just a short stroll to Tadworth Primary School.

£715,000



4



3



2



1



- Pretty four bedroom detached house
- Dining room opening to conservatory to rear
- Integrated garage with garden access
- Primary bedroom with en-suite shower room
- Garage and off street parking

- Spacious sitting room with feature bay window
- Kitchen/breakfast room
- Conservatory to rear
- Fully tiled family bathroom
- NOONWARD CHAIN

EPC: D



PROPERTY DESCRIPTION

This attractive detached house offers accommodation over two floors. The entrance hallway with WC opens to a spacious sitting room with feature bay window and gas fireplace, dining room, kitchen/breakfast room and conservatory. The integral garage is accessed via the sitting room and also benefits from garden access.

The country style kitchen is well equipped with wealth of wall and base units and solid oak work tops and includes: Neff 5 ring gas hob, double oven, integral dishwasher, fridge/freezer, separate integrated freezer, stainless sink and access to the conservatory.

Upstairs are three double bedrooms and a single bedroom, all with fitted wardrobes. The primary bedroom enjoys fitted wardrobes and en-suite shower room and vanity basin. The fully tiled family bathroom has a panel enclosed bath with shower over, vanity basin and WC.

The rear garden is laid mainly to lawn with two paved patio areas to enjoy the sun and a selection of mature trees and shrubs. To the front is a tarmac drive with space for two cars, garden lawn and side access to the rear garden and garage.

This spacious family home benefits from gas central heating via radiators, UPVC double glazing throughout, a recently installed boiler and newly laid carpets to the downstairs accommodation, staircase, upper landing and primary bedroom and is located in the ever-popular Tadworth Park and just a short stroll to Tadworth Primary School.





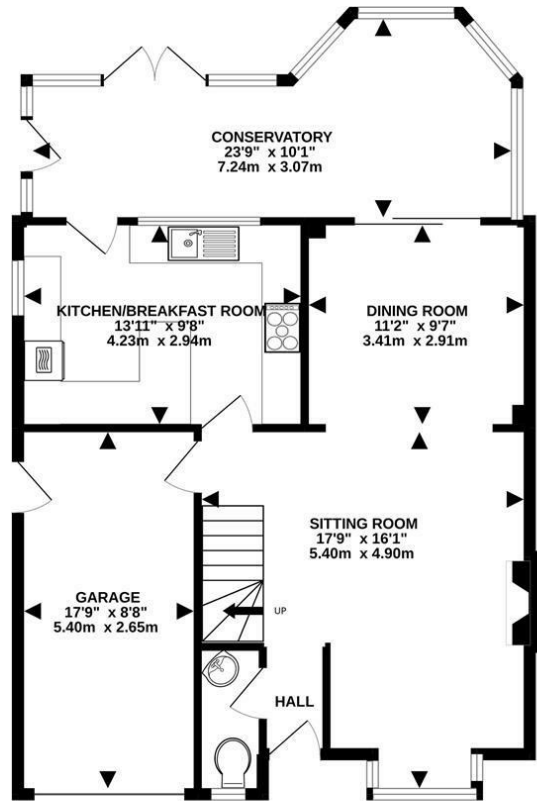




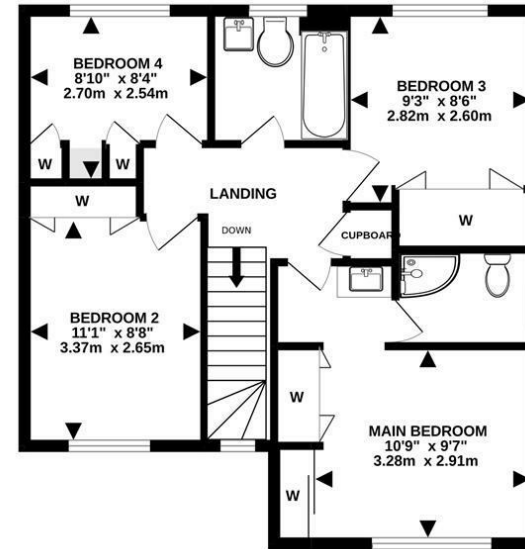
PROPERTY DESCRIPTION

Tadworth village is within a short walk and is well served by local shops and facilities including independent traders such as butchers, fishmonger, bakery, coffee shop, dry cleaners, vet, opticians, award winning gift shop village convenience store. There are a further selection of pubs and restaurants including The Bridge Mediterranean restaurant, Thai Cottage, Grumpy Mole, Dukes Head and Blue Anchor. Tadworth station provides a regular service to London Bridge/Victoria. There are a variety of schools within the area including Tadworth Primary, Chinthurst Prep, Walton on the Hill Primary as well as The Beacon Secondary, City of London Freeman's and Epsom College. Golfers are well catered for in the area, with a choice of challenging courses, including the famous Walton Heath Golf Club. The very popular Tadworth Leisure Centre is also close by and Epsom Downs with its famous racecourse, so close to home, equestrian facilities are in abundance and the surrounding landscape is criss-crossed with bridleways and footpaths to explore. Cycling is also very popular in the area; nearby Box Hill is famous for its challenging climb, as well as its far-reaching panoramic views. For more extensive shopping Epsom Town Centre, Banstead and Reigate are only a short drive away and offer a good combination of both High Street and independent shops and cinema as well as restaurants and bars.

Council Tax Band: F



GROUND FLOOR
856 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.

TOTAL FLOOR AREA : 1436 sq.ft. (133.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

Energy Efficiency Rating	
	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	
	75
	61

8, Russells

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.



01737 817718

kennedys-ipa.co.uk @kennedysipa info@kennedys-ipa.co.uk

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