

Kennedys'

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3, Tadworth Close,
Tadworth
KT20 5RX

We are delighted to be bringing to market this fantastic example of a 4 bedroom detached family home, with all the hallmarks of a home at a higher price point, could this be the answer to your house hunting questions?

£975,000



- Handsome detached family home
- 4 well proportioned bedrooms
- Close to village and trains
- Located behind private gates
- *Viewings by appointment only*
- 3 reception rooms
- Ample parking
- Spacious family accommodation
- Well proportioned garden



PROPERTY DESCRIPTION

Welcome to this handsome detached house located on Tadworth Close in the village of Tadworth. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, there is ample space for everyone in the household. The principle bedroom benefits from a private en-suite and dressing area, and the family bathroom accommodates the needs of the rest of the household.

Situated on a generous plot, this house offers plenty of room both inside and out. The property is tucked away behind private gates, providing security and privacy for you and your loved ones.

One of the highlights of this home is the beautiful garden, ideal for enjoying the outdoors during the warmer months or for children to play in. Additionally, the double garage offers convenient parking and extra storage space.





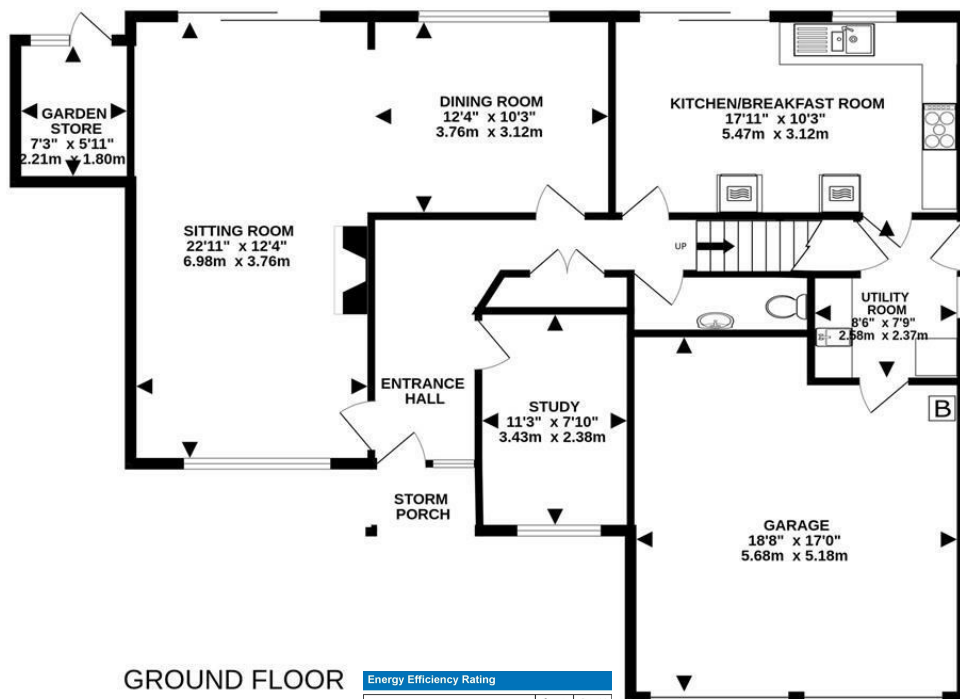




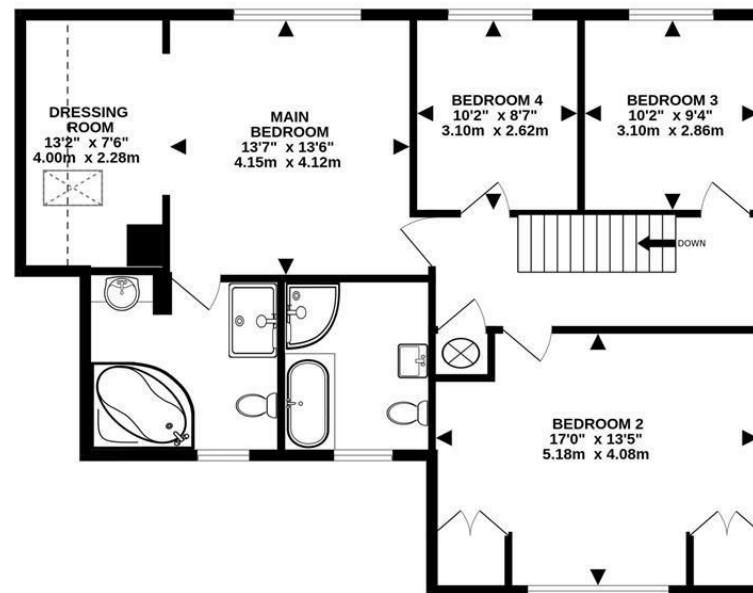
PROPERTY DESCRIPTION

The property is located on a small close off the Dorking road on the edge of Tadworth & Walton Heath and conveniently positioned in this tranquil backwater easily accessible to local shops and facilities including independent traders such as butchers, fishmongers, bakers, dry cleaners, vets, restaurants, village supermarket and mainline train station to London. There are a variety of schools within the area including Chinthurst Prep School, Tadworth & Walton Primary Schools and the renowned City of London Freeman's School and Epsom College. Local recreational facilities are located at venues such as the world famous Walton Heath Golf Club, Kingswood Golf Club, Surrey Downs Golf Club, David Lloyd in Epsom and Cheam, RAC.

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



GROUND FLOOR



1ST FLOOR

TOTAL FLOOR AREA : 2199 sq.ft. (204.3 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			
(92 plus) A			
(81-91) B			
(69-80) C		71	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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TENURE: Freehold

EPC RATING: C

COUNCIL:

TAX BAND: G

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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