

# Kennedys'

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23, Tadworth Street  
Tadworth  
KT20 5RJ

A pretty white rendered 3 bedroom semi-detached cottage with perfectly balanced accommodation over two floors whilst benefiting from a good sized west facing garden completely re-landscaped only last year complete with a contemporary garden studio.

£715,000



- Three bedroom semi detached home
- Stylishly refurbished throughout
- Sitting/dining room with French doors to rear garden
- Main bedroom with fitted wardrobes
- Good size family bathroom with separate shower
- Contemporary kitchen
- Newly erected garden studio / office
- Garden recently subject to full renovation project and finished to a very high standard
- Lovely size west facing rear garden



# PROPERTY DESCRIPTION

## Property description

The accommodation comprises a spacious entrance hall with cloaks cupboard and W.C and gives access to both the sitting/dining room with French doors onto the garden and a separate kitchen also with access onto the garden.

Upstairs there are three well proportioned bedrooms, the main bedroom benefiting from built in wardrobes and a good sized family bathroom with separate shower.

The jewel in the crown of this home is the Garden, the current owners have invested a large amount of time, money and resource only last year, creating a contemporary space, absolutely perfect for hosting in these summer months. The garden studio was erected at the same time as the Garden work last year, and provides an idyllic environment to work from home. The front drive was done earlier this year, and provides parking for 3+ vehicles.

The current owners have done a great job of capturing some of the original features of the house, such as the parquet flooring, whilst combining them with a fresh and contemporary interior to include gas fire in the sitting room, contemporary kitchen with integrated dishwasher, space for a large range cooker and American style fridge freezer, granite worktops and breakfast bar. The bedrooms have all been finished to a very high standard and the family bathroom has been cleverly designed to combine a traditional claw-foot bath and tongue & groove paneling to add some luxury with a contemporary sink and black framed shower enclosure for that on-trend twist.





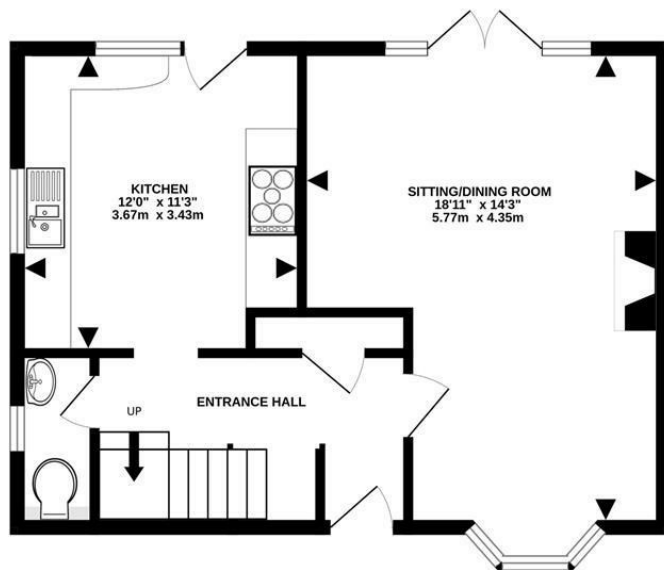
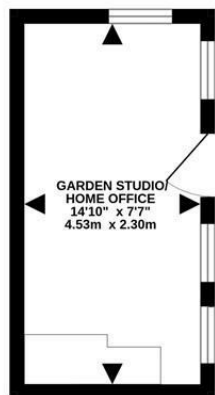




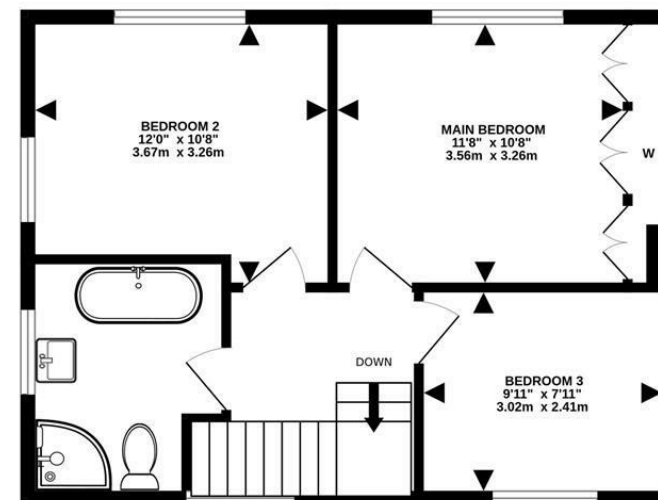
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Tadworth village is within a short walking distance and is well served by local shops and facilities including independent traders such as Awarding winning gift and homeware shop, butcher, fishmonger, baker, dry cleaner, optician, vet and coffee shop as well as TSB bank, restaurants, village supermarket and mainline train station to London. There are a variety of schools within the area including the nearby Tadworth Primary School, Chinthurst Prep School as well as a very good selection of both state secondary and independent senior schools to include, The Ashcombe, The Priors, St Andrews as well as Epsom College, St Johns and City of London Freeman's. Leisure facilities are well catered for with a variety of facilities available including Tadworth Leisure Centre, Tadworth Cricket Club, Walton Heath Golf Club, David Lloyd Centre and the RAC at Woodcote Park as well as a wide selection of Golf clubs and a variety of wonderful countryside walks and trails to enjoy.

We highly recommend a viewing to appreciate what is on offer in this beautiful village cottage

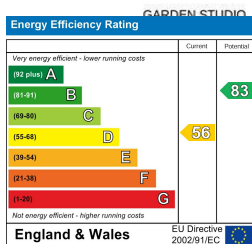


GROUND FLOOR



1ST FLOOR

**TOTAL FLOOR AREA : 1072 sq.ft. (99.6 sq.m.) approx.**  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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:**  
**EPC RATING:** D  
**COUNCIL:** Reigate and  
Banstead  
**TAX BAND:** D

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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