

Kennedys'

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82, Dorking Road
Tadworth
KT20 5RX

Private garden What we have here, is really rather rare! Three bedrooms, situated over two floors, with its own private garden, and parking for two vehicles. Located on the edge of Tadworth village and Walton Heath, this is a great find that would suit young professionals, investors and downsizers alike!

£550,000



3



1



2



2



- Well presented duplex apartment
- Private garden
- Cardean flooring
- 2 Bathrooms
- *No onward chain*

- 3 Bedrooms
- Built in 2017
- 2 Allocated parking spaces
- Modern open plan kitchen
- *Viewings by appointment only*



PROPERTY DESCRIPTION

The apartment was built around 10 years ago by Vanderbilt. As you step through the front door you are greeted by the W/C to the left hand side, alongside a storage cupboard, and a door through to the main living space in front of you. This space benefits from two sets of double doors leading out in your private garden, a living area, dining area, and open plan kitchen. The Kitchen features stone coloured shaker style wall and base units, contrasting against 30mm solid worktops, and integrated appliances including oven, microwave, dishwasher, induction hob and fridge/freezer.

Upstairs, the main bedroom comes with a triple fronted built in wardrobe, as well as en suite. Bedroom two is to the front of the house, with built in storage. Bedroom three is the smallest, alongside the family bathroom.

A real selling point of the property is the private garden, with an access gate to the side of the front door. The property also benefits from two allocated parking spaces directly outside the property.

The property is located just 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.

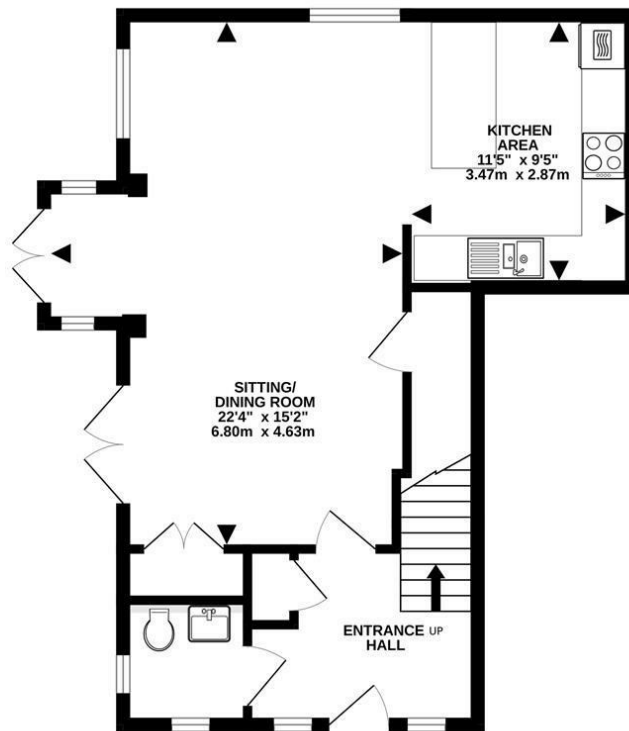




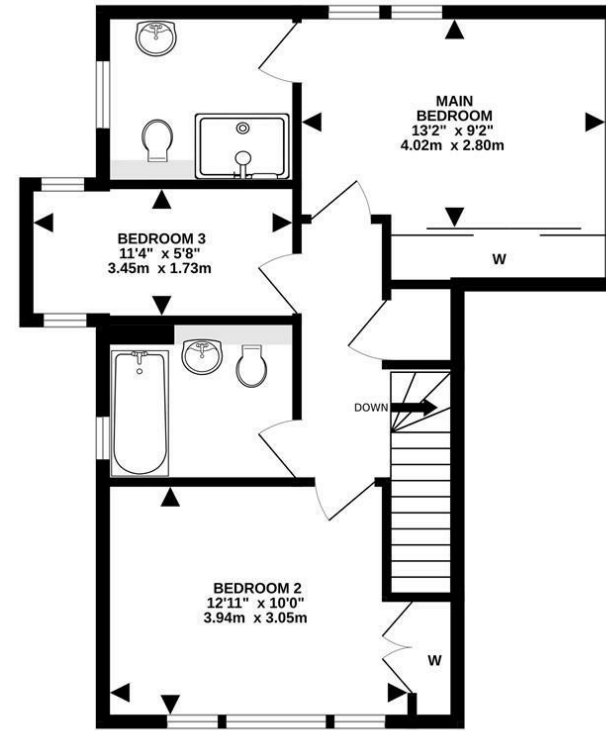


PROPERTY
DESCRIPTION

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GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.

TOTAL FLOOR AREA : 1076 sq.ft. (100.0 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	
174 plus) A	
(81-91) B	88
(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

82, Dorking Road

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

TENURE: Leasehold
EPC RATING: B
COUNCIL: Reigate and Banstead
TAX BAND: E

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