

# Kennedys'

01737 817718

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2, Kingsdene  
Tadworth  
KT20 5EB

Over the years we have sold many houses within Kingsdene, but this may well be the best so far! This four bedroom detached family home is incredibly well presented, and located on one of Tadworth's best situated roads.

£1,250,000



- Detached family home
- Close to village and station
- Underfloor heating

- Main bedroom with ensuite and dressing room
- Large mature garden
- Separate study/office





# PROPERTY DESCRIPTION

Nestled in a quiet residential cul de sac on the edge of Tadworth village, are a small cluster of attractive family homes that were first built around the 1970's, many of which have been refurbished and updated, reflecting the styles and standards of modern living, and none more so than this fine example that our clients have extended and improved beautifully over their tenure. With close to 2200 sq ft of living accommodation over two floors, this is a home with generous proportions, including large entrance, cloakroom, study, large sitting room, opening out to dining area to the rear, large utility room, and stunning split level kitchen/ dining room with bifolding doors to the rear. To the first floor are 4 bedrooms, including main bedroom of 16'7 by 15'2 with Juliet balcony and doors to the rear, dressing room and luxury ensuite, further bedroom suite, 2 other bedrooms and family bathroom. The features of this property are almost too many to mention, but suffice to say that it offers gas fired heating by radiators and underfloor heating, double glazing throughout, downlighting, high quality kitchen and bathrooms, and is beautifully presented throughout.

To the outside the property is approached by a private drive, providing off street parking for 2 vehicles, and front path flanked by lawns, with side gate leading to the rear. The rear garden is certainly another feature, with a large area of terracing, perfect for entertaining friends and family, leading on to a larger than average lawn with fenced and herbaceous borders.

Kingsdene is 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.







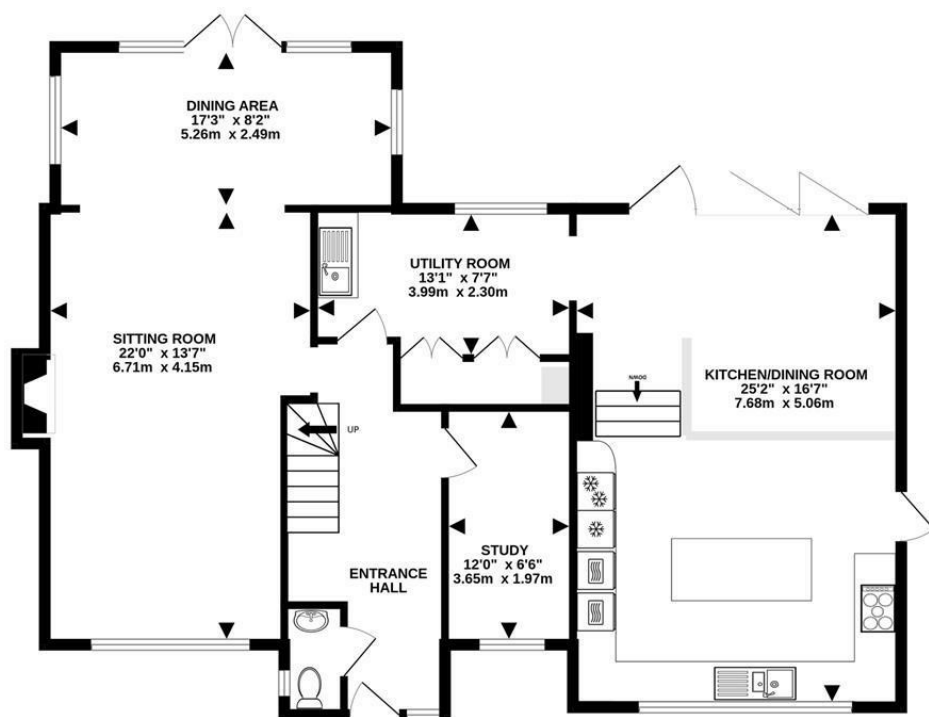


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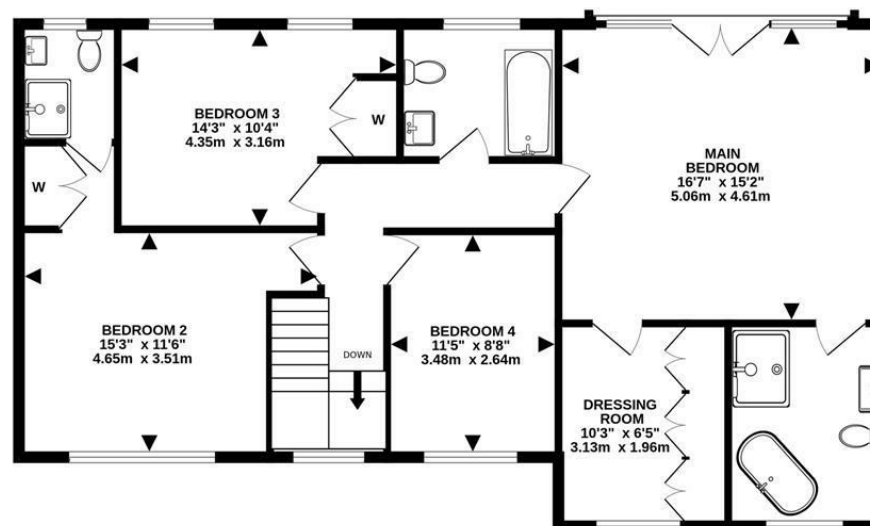
For the commuter, Junction 8 of the M25 is within 5 miles, providing access to Gatwick and Heathrow airports and the national motorway network. There is a variety of schools within the area including Tadworth Primary School & Chinthurst Prep School as well as City of London Freeman's School, The Beacon and Epsom College to name but a few.

For further information or to arrange a viewing, please contact a member of our Sales team on 01737 817718.

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**GROUND FLOOR**  
1171 sq.ft. (108.8 sq.m.) approx.



**1ST FLOOR**  
1024 sq.ft. (95.1 sq.m.) approx.

**TOTAL FLOOR AREA : 2194 sq.ft. (203.9 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			
102 plus)	A		
(81-91)	B		
(69-80)	C	69	76
(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	

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TENURE: Freehold

EPC RATING: C

COUNCIL: Reigate & Banstead

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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