

Kennedys'

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36, Corner Farm Close
Tadworth
KT20 5SJ

We are delighted to offer to the market this two bedroom, two bathroom apartment located in a quiet cul-de-sac in the heart of the village. Offered with no onward chain, this is one not to miss!

£349,995



- First floor two bedroom apartment
- Voice entry system
- Master with en suite shower room

- Located in quiet cul de sac
- Sitting room/dining room
- Hallway with cloaks cupboard

No onward Chain





PROPERTY DESCRIPTION

Situated at the end of a quiet cul de sac in the heart of Tadworth village, we are delighted to offer this light and spacious two bedroom first floor flat, offered with no onward chain and beautifully presented throughout. The flat has a good size reception hall, and the kitchen and lounge are divided by a wall with large sliding serving windows that create a combination of separate areas but with the benefit of being connected and maintaining good light. The lounge is again a really nice size, being double aspect, whilst another feature is the existence of two bathrooms, one of which is ensuite to the main bedroom. The flat is served with gas fired heating by radiators and is double glazed throughout. To the outside is private parking and visitors spaces, as well as well tended communal gardens.

The apartment is very nicely presented throughout, with modern bathrooms and kitchen, double glazing and gas fired heating by radiators. We would certainly suggest an internal viewing to fully appreciate the virtues of this lovely home, which would suit a first time buyer, possibly a downsizer move or an investor.

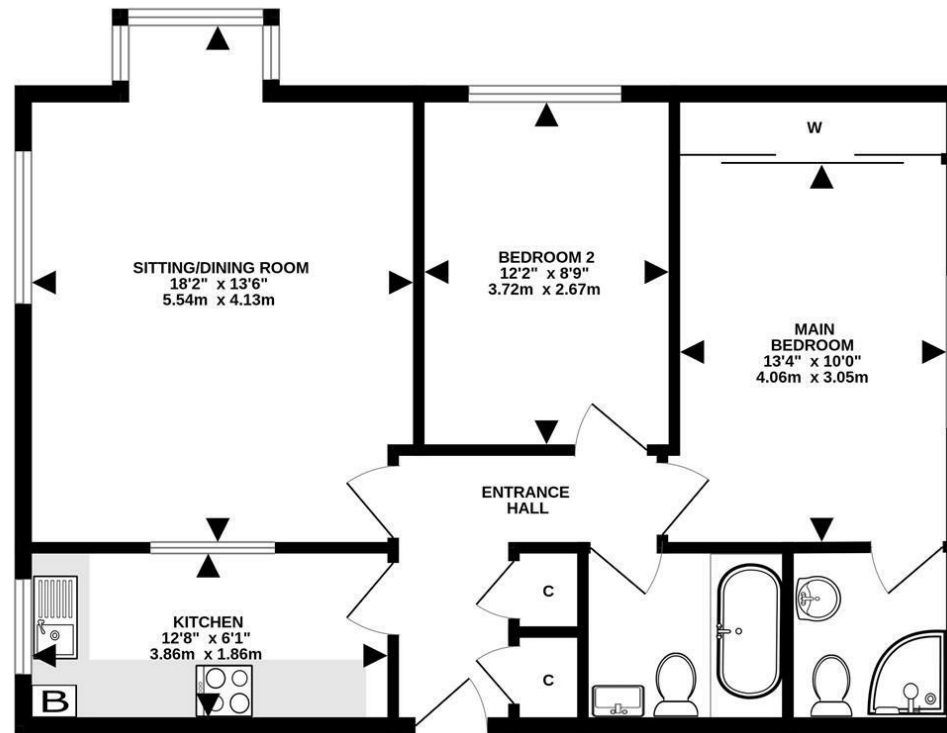
Outside are well maintained communal gardens and an allocated parking bay along with visitor spaces.

Tadworth village is within a short walk and is well served by local shops and facilities including independent traders such as butcher, fishmonger, baker, dry cleaner, vet, and hairdressers as well as restaurants, village supermarket and mainline train station to London. There are a variety of schools within the area including Tadworth Primary School, Chinthurst Prep School, Tadworth Primary School and the renowned City of London Freeman's School, Reigate Grammar School and Epsom College. Local recreational facilities are located at venues such as Kingswood Golf Club, Surrey Downs Golf Club, David Lloyd in Epsom and Cheam, RAC at Woodcote Park and others besides.

For further information, or to arrange a private viewing please contact us on 01737 817718.







1ST FLOOR
721 sq.ft. (67.0 sq.m.) approx.

TOTAL FLOOR AREA: 721 sq.ft. (67.0 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			
174 plus)	A		
(81-91)	B	80	81
(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	



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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: Leasehold

EPC RATING: C

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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