

Kennedys'

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9, Spindlewoods
Tadworth
KT20 5AU

4 Bedroom detached houses within easy access to village amenities, not to mention having scope to extend (STP) should you wish in the future, are probably some of our most popular stock. Throw in a fantastic location off of one of Tadworth's premier roads, and you are undoubtedly on to a winner!

£899,950



- Detached family home
- Main bedroom En-suite
- Car Port and Detached Garage

- 4 Bedrooms
- Located close to village
- Well presented throughout





PROPERTY DESCRIPTION

Nestled in a quiet residential backwater on the edge of Tadworth village, is this attractive 4 bedroom detached family home that sits comfortably on its plot, and offers close to 1600 sq ft of accommodation over two floors and garage space. A good sized, welcoming hallway, is important in any house, no matter how big or small, and that is certainly what greets you. The cloakroom lies off of the hallway as do all of the main ground floor rooms, including study, sitting room, dining room and kitchen, whilst to the first floor are the four bedrooms, with the main bedroom enjoying the benefits of an en-suite, and a good size family bathroom. The property has a great flow and is the perfect size for a growing family or even a downsizer, particularly given the location. The current owners have created a stylish interior to the home, and there are some possible opportunities to further extend, subject to local authority planning. The property also benefits from gas fired heating by radiators and double glazing.

To the outside there is a private drive/forecourt area that provides ample private and visitor parking, flanked by front lawns and giving access to a car port that measures almost the depth of the house, which in turn leads to a detached garage. The rear garden has a terraced area and then mainly laid to lawn, with garden shed and mature borders.







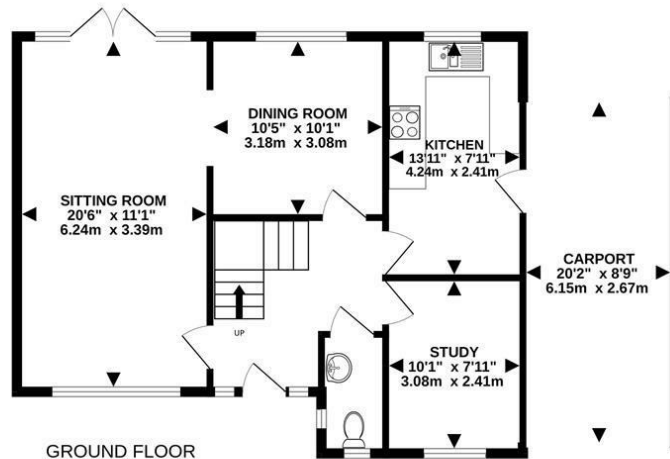
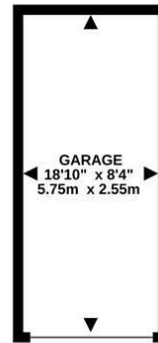


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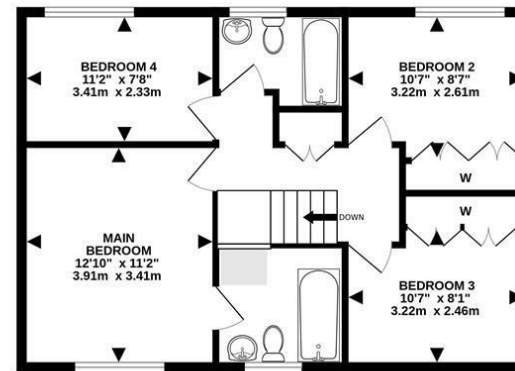
Spindlewoods is in a highly popular and sought after location , on the edge of Tadworth village, whilst also benefitting from easy walkable access to Walton on the Hill. The house is perfectly located for access into the village, as well as Tadworth Train Station offering regular trains into London. 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. 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 private viewing, please speak with a member of our sales team.

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GROUND FLOOR
972 sq.ft. (90.3 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.5 sq.m.) approx.

TOTAL FLOOR AREA: 1570 sq.ft. (145.8 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	84
(81-91) B	
(69-80) C	69
(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

9, Spindlewoods

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TENURE: Freehold
EPC RATING: C
COUNCIL TAX BAND: GG

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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