

# Kennedys'

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6, Kingswood Road  
Tadworth  
KT20 5EG

We often talk about rare opportunities, it's probably an over-used phrase in this industry, however this 4 bedroom bungalow is overflowing with potential for someone to create their dream home (STPP) on one of Tadworth's most desirable roads; and if that's not a rare opportunity, we don't know what is!

£650,000



4



2



2



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- 4 Bedroom detached bungalow
- Scope to extend and modernise (Subject to planning permission)
- Offered with no onward chain
- Generous plot
- Located on one of Tadworth's most desirable roads
- Viewings by appointment only









# PROPERTY DESCRIPTION

Over the years, we have been privileged to sell any number of different types of property and opportunities, of all shapes and sizes, but it's been a while since we've brought something to the market that genuinely offers the rare and exciting opportunity that this detached chalet bungalow provides. Nestled in one of Tadworth's most sought after roads, this popular tree lined location is situated between the edge of the village and The Downs, making it the ideal spot for young families and down sizers alike.

The chalet bungalow itself currently provides just under 1900 sq ft of accommodation over two floors, and offers ample scope to both refurbish, remodel and even extend (subject to local planning). Please note; any refurbishment costs would be rated at 5% VAT (as opposed to 20%) as the property has been unoccupied for over two years, thus representing a considerable saving in renovation costs. The layout provides two reception rooms, kitchen/breakfast room, three bedrooms and bathroom to the ground floor, with a further bedroom and bathroom to the first floor. Externally the property is approached by way of a private drive leading on to a good size forecourt, flanked by lawn and giving access to a large detached garage to the rear.

The rear garden itself extends to approximately 15 metres; please note that the current owners are retaining the remainder of the garden and are intending to submit a planning application for a single detached property, with separate access gained from Willowbank Gardens

Kingswood Road is perfectly located for access to the Epsom Downs, as well as Tadworth Train Station offering regular trains into London, and 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









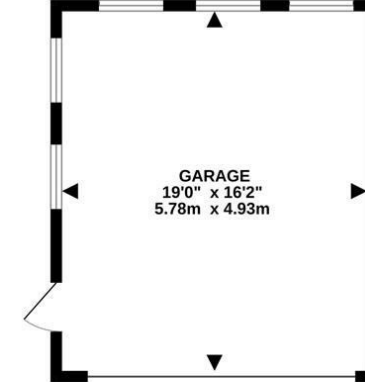
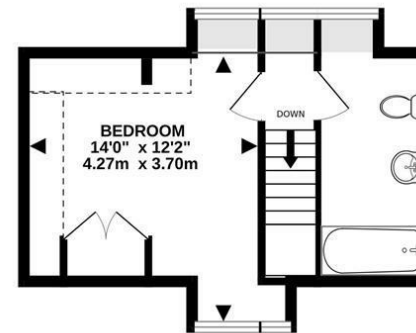
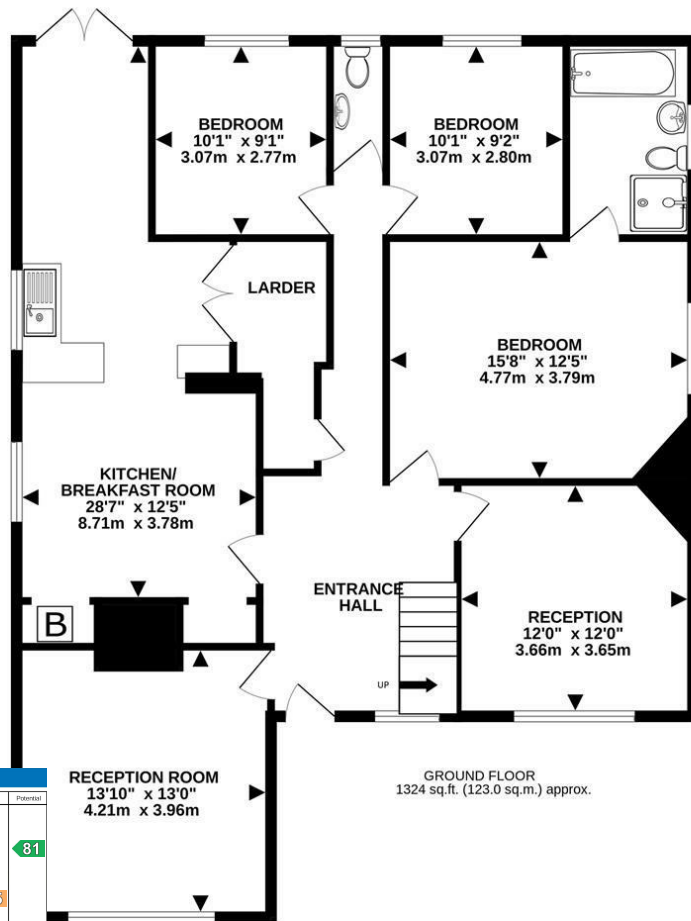


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several renowned golf courses close by. For the commuter, Junction 8 of the M25 is within 5 miles, providing access to Gatwick and Heathrow airports and the national motorway network. There is a variety of schools within the area including Walton on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

For further information or to arrange a visit, please don't hesitate to contact us on 01737 817718.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		

**RECEPTION ROOM**  
13'10" x 13'0"  
4.21m x 3.96m

**GROUND FLOOR**  
1324 sq.ft. (123.0 sq.m.) approx.

**1ST FLOOR**  
248 sq.ft. (23.0 sq.m.) approx.

**GARAGE**  
307 sq.ft. (28.5 sq.m.) approx.

**TOTAL FLOOR AREA : 1878 sq.ft. (174.5 sq.m.) approx.**  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024

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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:** Freehold  
**EPC RATING:** E  
**COUNCIL:**  
**TAX BAND:**

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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