

Kennedys'

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3, Stanton Grove
Tadworth
KT20 5FJ

This charming detached family home situated on Stanton Grove just off Shelveys Way in Tadworth, Surrey, was built in 2019 and finished to a high specification throughout. Offering approximately 1,865 sq. ft. of living space, the property is perfect for modern family life and boasts a south-facing garden as well as off-street parking for three or more vehicles.

£899,950



- Detached family home
- Integral garage
- South facing rear garden
- Two en-suite bathrooms
- Open plan Kitchen/Diner
- No onward chain



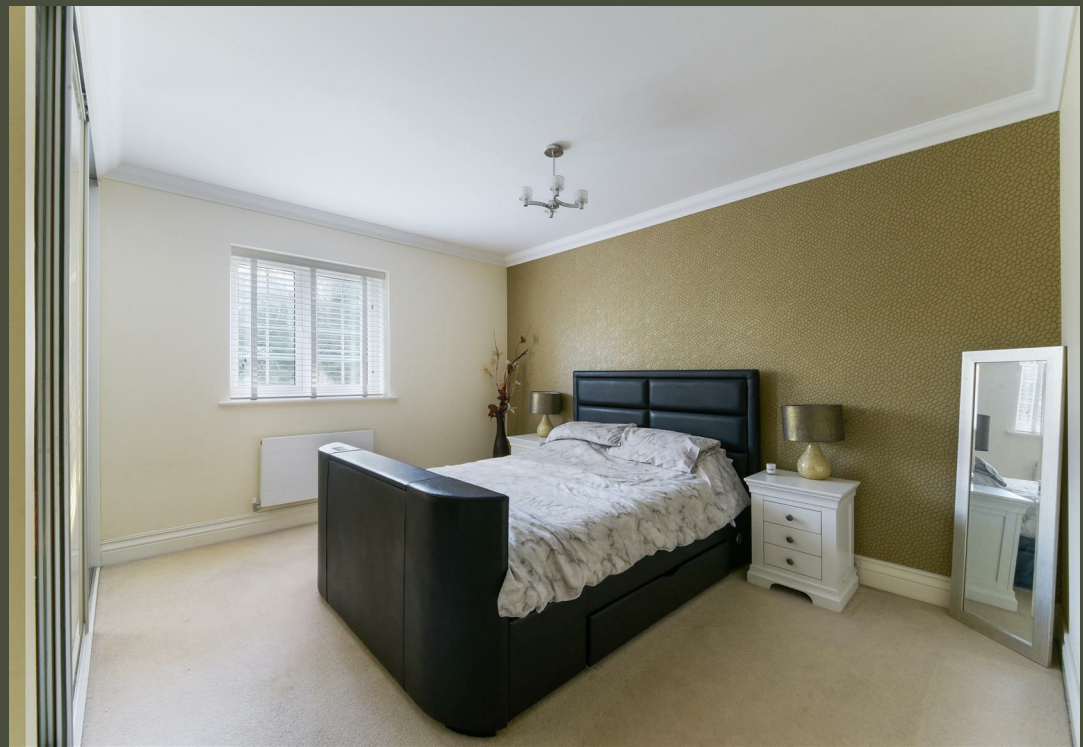
PROPERTY DESCRIPTION

The ground floor features a contemporary kitchen/dining room measuring 22'2" x 10'7", designed for both practicality and style. The sitting room, at 18'1" x 12'5", provides a comfortable and bright living space, with direct access to the covered patio and garden. A study and a cloakroom are also included on this floor, along with internal access to the garage, which measures 21'2" x 10'2".

Upstairs, the main bedroom is a luxurious retreat, measuring 18'6" x 12'6" and featuring built-in wardrobes and an en-suite bathroom. Bedroom two is situated to the front of the property and benefits from it's own en-suite; whilst bedrooms 3 & 4 share use of the main family bathroom.

The south-facing rear garden is an ideal space for outdoor relaxation and entertaining. The current owners have put their own stamp on the space, making it perfect for hosting and entertaining. The driveway provides ample parking alongside the integral garage. The location offers easy access to Tadworth village, with its range of amenities, schools, and transport links.









PROPERTY DESCRIPTION

Tadworth village is within a short walk and is well served by local shops and facilities including independent traders such as butchers, fishmongers, bakers, dry cleaners, vets, coffee shop, village supermarket and an abundance of restaurants and public houses. Tadworth station offers services to London Bridge and London Victoria in less than an hour. Kingswood Village is also just over the A217, with a parade of local businesses and a station on the same line as Tadworth. There are a variety of schools within the area including Tadworth Primary School, Chinthurst Prep School, an Ofsted rated: Outstanding Primary School and the renowned City of London Freeman's School and Epsom College. Local recreational facilities are located at venues such as Tadworth Leisure Center, Kingswood Golf Club, Surrey Downs Golf Club, RAC at Woodcote Park and others besides.

For further information or to make an appointment to view this property, please contact a member of our Sales Team on 01737 817 718



TOTAL FLOOR AREA : 1865 sq.ft. (173.3 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		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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TENURE: Freehold
EPC RATING: B
COUNCIL: Reigate & Banstead
TAX BAND: G

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