

Kennedys'

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31, Tangier Way
Tadworth
KT20 5LZ

This house is a young families dream; a fully renovated 4 bedroom family home, located on a private no-through road, walking distance from local schools and recreation grounds, perfectly situated for transport links.

£1,000,000



4



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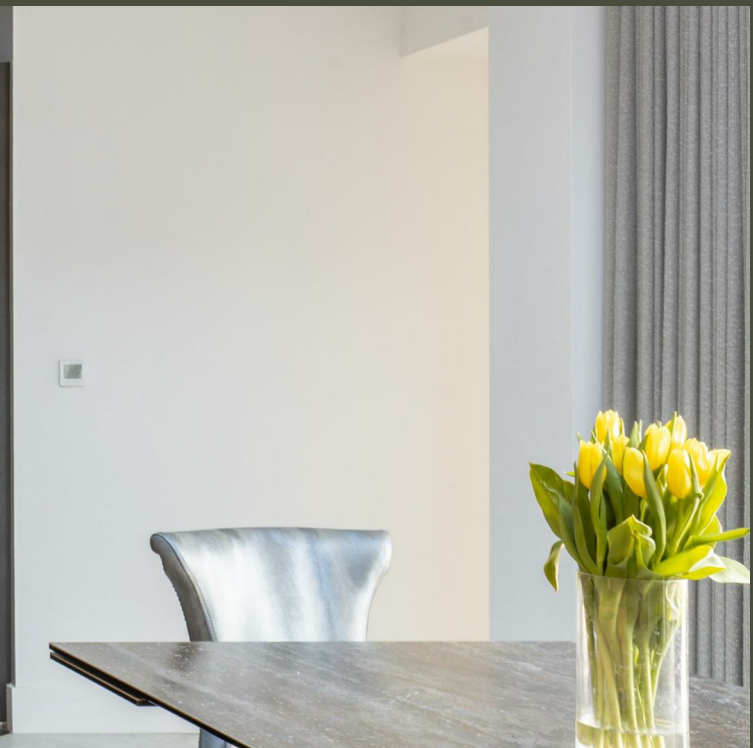
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- Handsome detached family home
- Four bedrooms
- Open plan kitchen/dining area
- Large patio area to the rear
- Electric car charging point
- Subject to a full renovation in phases over the last 4 years
- Three bathrooms
- Double bedroom with en-suite on the ground floor
- Front drive re-surfaced and ready for a sliding gate (STPP)
- Walking distance from schools and Tattenham recreation grounds



PROPERTY DESCRIPTION

Situated on a private no-through road in Tangier Way, Tadworth, this beautifully renovated home has been upgraded in phases over the past four years, blending high-quality finishes with thoughtful design.

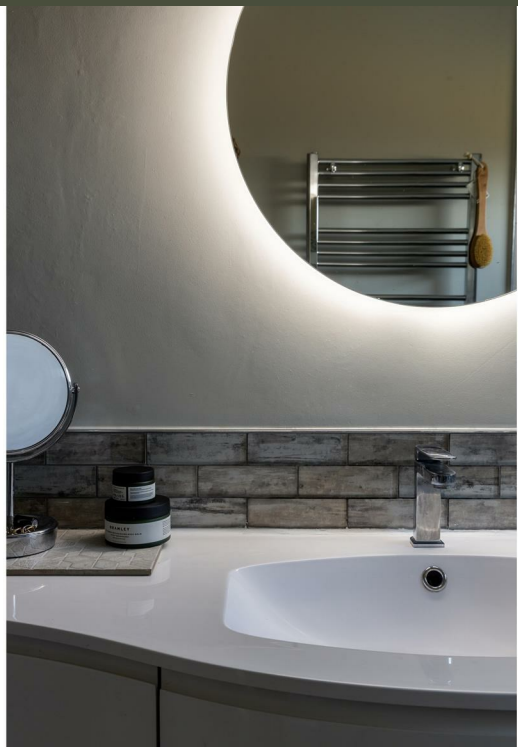
The ground floor features a welcoming entrance hall leading to a bright and spacious sitting room, offering a comfortable and stylish space to relax. Double doors allow the living room to open up onto the family room which then flows seamlessly into the impressive open-plan kitchen and dining room. Designed by the high-end German brand Kutchenhau, the kitchen is fitted with premium AEG appliances, including an American-style fridge/freezer. Built-in LED feature lighting adds a contemporary touch. A utility room provides additional storage and practicality, and towards the rear of the property, a guest bedroom with an en-suite shower room offers ideal accommodation for visitors.

Upstairs, there are three well-proportioned bedrooms. The main bedroom benefits from a generous layout, walk in wardrobe and a stylish en-suite bathroom. The remaining two bedrooms offer ample space for family and are served by a well-appointed family bathroom finished with Italian Porcelanosa tiles.

Externally, the property continues to impress. The front driveway has been recently resurfaced and includes an electric car charging point, along with the necessary infrastructure for a future electric gate if desired. To the rear, a newly completed patio provides a fantastic space for outdoor dining and entertaining. The garden extends to a versatile studio at the far end, perfect for a home office, gym, or creative space, alongside a garden store for additional storage.





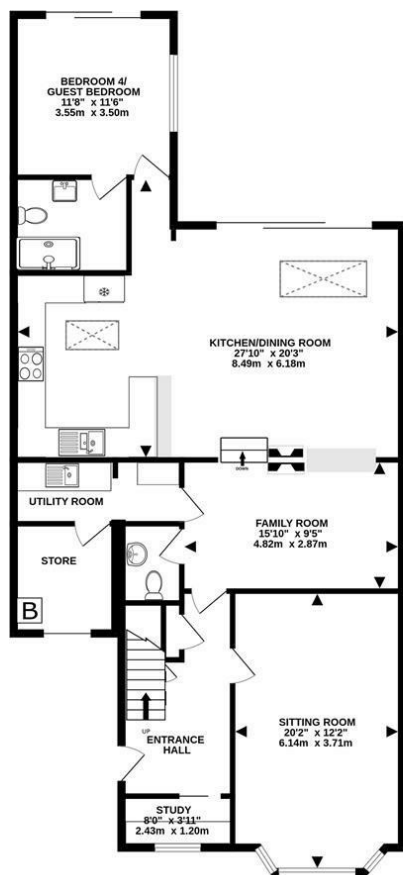




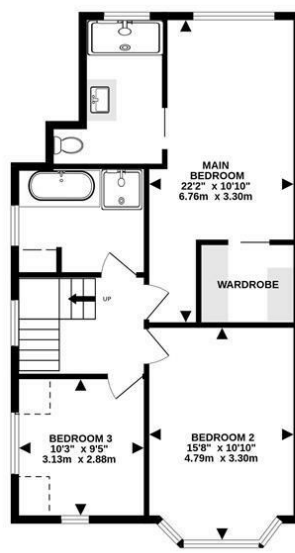
PROPERTY DESCRIPTION

The house is located between Tattenham Corner and Banstead village, both providing mainline train stations, supermarkets, restaurants and leisure options. Tadworth village is within a short drive and is well served by local shops and facilities including independent traders such as butchers, fishmongers, bakers, dry cleaners, vets, and florist 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, 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 Kingswood Golf Club, Surrey Downs Golf Club, David Lloyd in Epsom and Cheam, RAC at Woodcote Park and others besides. The villages of Banstead and Nork both offer a variety of shopping and leisure facilities, from traditional village shops through to larger stores such as M&S Food, Waitrose, Boots etc. as well as restaurants, coffee shops and tea rooms. A beautiful park is just around the corner and the local area has a wide choice of good primary and secondary schools as well as independent preparatory and senior schools. There are mainline railway stations at both Banstead, Epsom Downs and Sutton giving easy access to London and access onto the M25 is via junction 8.

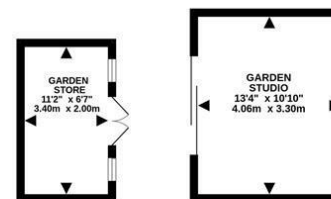
For more information, or to book a viewing, give us a call on 01737 817718.



GROUND FLOOR



1ST FLOOR



OUTBUILDINGS

TOTAL FLOOR AREA : 2221 sq.ft. (206.3 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		
174 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Mid energy efficient - higher running costs		
England & Wales	66	76
EU Directive 2002/91/EC		

31, Tangier Way

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold
 EPC RATING: D
 COUNCIL: Reigate and Banstead
 TAX BAND: F

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