

Kennedys'

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71, Sandlands Road
Tadworth
KT20 7XB

A young families dream home; a 4 bedroom semi-detached house with a west facing garden overlooking open fields; all just a 5 minute walk from Walton on the Hill Primary school, and everything else our beloved village has to offer.

£775,000



- 4 bedroom family home
- Spanning 3 floors
- Stunning west facing garden

- Beautifully presented home
- Off street parking
- *Viewing by appointment only*





PROPERTY DESCRIPTION

The layout spans three floors, providing generous and flexible living accommodation. On the ground floor, the entrance hall leads into the living room, boasting high ceilings and a functioning open fireplace all of which have been enhanced by the addition of kittle-effect doors, seamlessly linking the space with the dining and family room beyond. This rear room is particularly light, enjoying views out to the garden, benefiting from a skylight above and a built-in bar area, perfect for entertaining. The kitchen, recently replaced, combines contemporary style with practicality; tying in seamlessly with the overall stylistic direction of the rest of the house.

The first floor offers three bedrooms and a family bathroom, all well-proportioned and enjoying plenty of natural light. The main bedroom overlooks the garden, with stunning views beyond. A staircase leads up to the second floor, where a further bedroom occupies the loft space, complete with additional storage.

The rear garden is a true highlight of the property. West-facing and enjoying an uninterrupted outlook over open fields, it offers a wonderful sense of space and privacy. There is a large garden shed providing excellent storage, alongside a greenhouse area.

To the front, the property is set back from the road with a brick-laid driveway offering off-street parking for two cars. With its charming cottage exterior, modern updates and idyllic setting, this property represents a rare opportunity to acquire a beautiful home in this highly desirable village location.







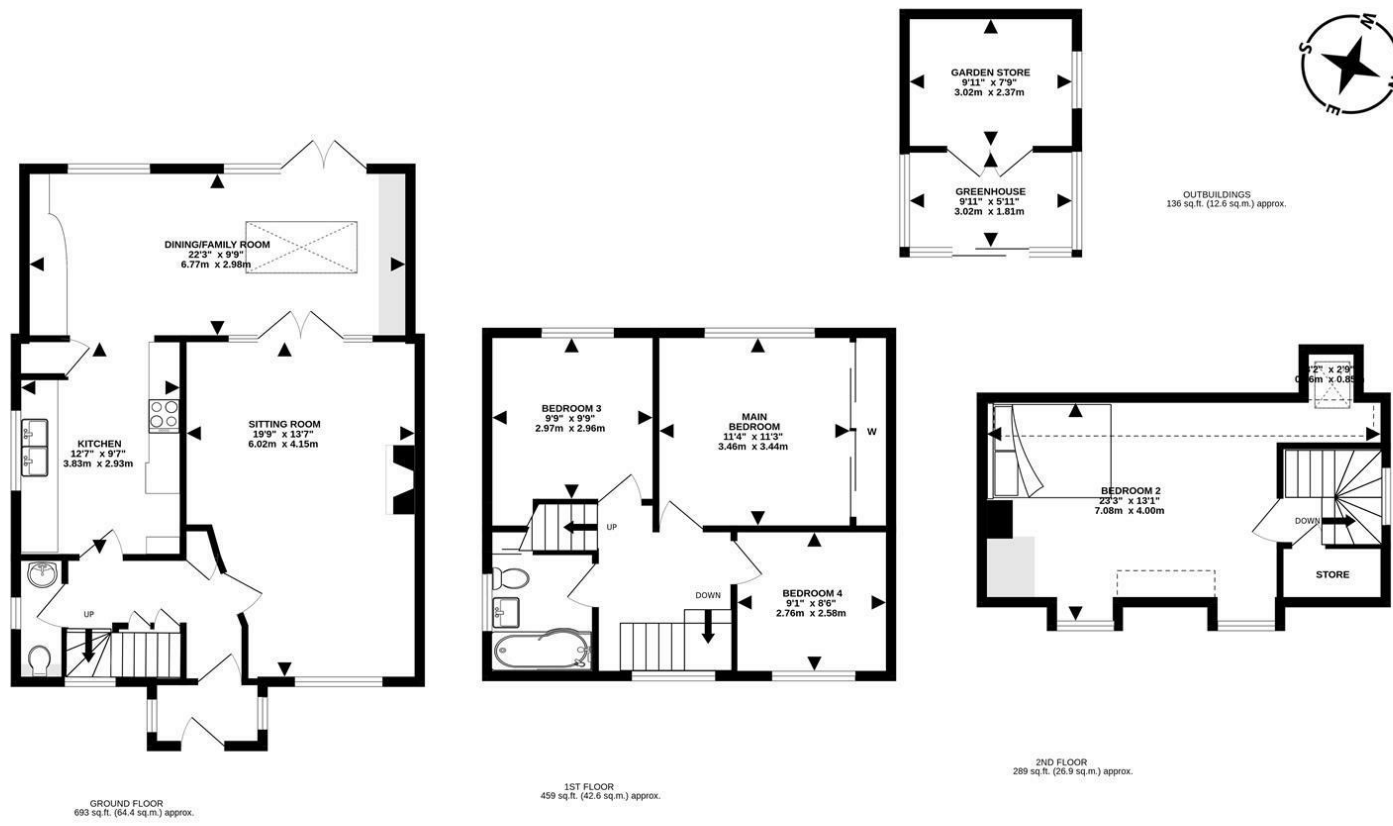
PROPERTY DESCRIPTION



Walton Street is in the heart of Walton on the Hill village, offering a quintessential feel and look. The village is served by a number of local traders including a coffee shop, pizza parlour, local butchers, four local pubs, Co-op Supermarket, barber shop, chemist, Indian restaurant, Chinese take-away and the award-winning Spaghetti Tree Italian restaurant. Other features include Walton Primary School, two nursery schools and of course the famous Walton Heath Golf Club. Walton Heath itself is close by and a short walk of approximately 15 minutes will take you across to Tadworth village with its butchers, wine merchant, fishmongers, bakers, coffee shop and much more. It also has a mainline railway station with services to London Bridge and London Victoria. The property is perfectly located for access to local towns Epsom, Reigate and Dorking, and access to the M25 (junction 8) less than 5 miles.

For further information, to discuss anything further or of course to arrange a private viewing, please contact Peter Kennedy or a member of the sales team.





TOTAL FLOOR AREA : 1577 sq.ft. (146.5 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	
(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	
EU Directive 2002/91/EC	

Current: 68 Potential: 75

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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: D
 COUNCIL: Reigate & Banstead
 TAX BAND: F

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