

Kennedys'

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22, White Beam Way
Tadworth
KT20 5DL

There are a handful of roads in the area that stand a little above the rest, and White Beam Way is quickly establishing itself as one such road. Our clients beautiful 1930s detached house boasts key features such as a handsome frontage, 4 bedrooms, views over Epsom Downs, a private family garden and more!

£950,000



- 4 bed detached home
- Close to village and transport links
- Large private garden

- Open plan kitchen/dining area
- Spacious accommodation
- Views over Epsom Downs





PROPERTY DESCRIPTION

One of the many things we love about selling homes in this area is the wide variety of different types of property we are fortunate enough to see, and it doesn't matter about size, or value, because quality can be found in any size and type of property. And so it is with this beautiful 4 bedroom detached home, which has been much improved by the current owners in recent years and yet still affords further opportunities to make bigger and even better, subject of course to local authority planning permission. For many, location is the primary criteria, be it needing to be close to local schools, the station, maybe shops, or that all important area to walk the dogs, and so often we find ourselves compromised by location, one way or another; but in this home, we believe that it is hard to beat the location, if all the above criteria need to be met.

Offering close to 2100 sq ft of footprint, the accommodation is really well laid out, with a good size reception that provides a cloaks/shoes cupboard, access to the study, stairs to the first floor and a doorway with steps leading down to the 23'5 wide kitchen/dining room, which in turn has an open plan access to the sitting room, as well as steps up to the family room (previously the garage) and a door and steps down to the cellar room, measuring some 18'5 by 13'3, which is a great space for any number of uses, and there is also the boiler room and a useful store. To the first floor are 4 good size bedrooms, three of which enjoy views over the Downs, and a large modern family bathroom with bath and separate shower cubicle.

To the outside is a private drive and forecourt area, whilst to the rear is a full width patio area that leads on to the main lawn area, with an additional seating terrace, well established beds and fenced/herbaceous borders.







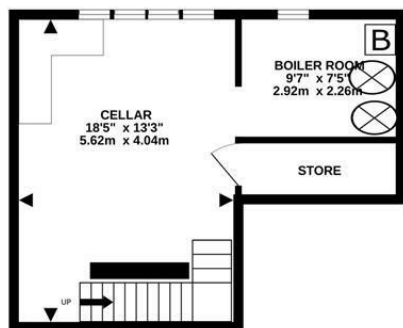


PROPERTY DESCRIPTION

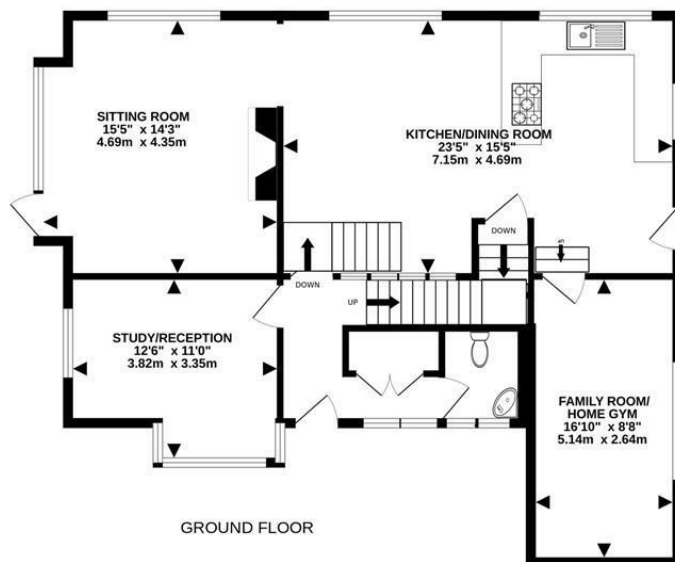
Tadworth village is within a short walk and is well served by local shops and facilities including independent traders such as butcher, fishmonger, baker, dry cleaner, vet, hairdressers, Fish & Chip shop and a number of restaurants, village supermarket and mainline train station to London. There are a variety of schools within the area including Tadworth Primary School, Chinthurst Prep School, and the renowned City of London Freeman's School and Epsom College. Local recreational facilities are located at venues such as Tadworth Leisure Centre, Kingswood Golf Club, Surrey Downs Golf Club, David Lloyd in Epsom and Cheam, RAC at Woodcote Park and others besides.

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.

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BASEMENT



GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	71
(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

TOTAL FLOOR AREA : 2055 sq.ft. (190.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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22, White Beam 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: C
COUNCIL: Reigate and Banstead
TAX BAND: G

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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