

Kennedys'

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1, Croffets
Tadworth
KT20 5TX

Nestled in the desirable Tadworth Park this splendid link-detached house on a corner plot offers a perfect blend of comfort and elegance. Spanning an impressive 2,010 square feet, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings.

£849,950



4



2



2



2

- Link-Detached family home
- Main bedroom en-suite
- Separate garage

- 4 bedrooms
- Close to village and transport links
- Viewing by appointment only





PROPERTY DESCRIPTION

As you enter the property you are greeted by a good sized entrance hall, with cloakroom and coat cupboard, and the staircase leading upstairs. The house is well proportioned, with large rooms and a layout that could easily lend itself to modernisation. The rest of the ground floor consists of a good sized sitting room, separate dining room and a home office. With four well-appointed bedrooms upstairs, there is ample space for a growing family or for those who simply desire extra room for guests or a home office. The main bedroom benefits from an en-suite shower room, with the remaining three bedrooms being served by the family bathroom.

This home is surrounded by lush greenery and a friendly community atmosphere, making it an ideal location for families and professionals alike. The area is known for its tranquil environment while still being conveniently close to local amenities and transport links.

This property presents a wonderful opportunity for families or indeed downsizers looking to settle in a charming and vibrant location.

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.





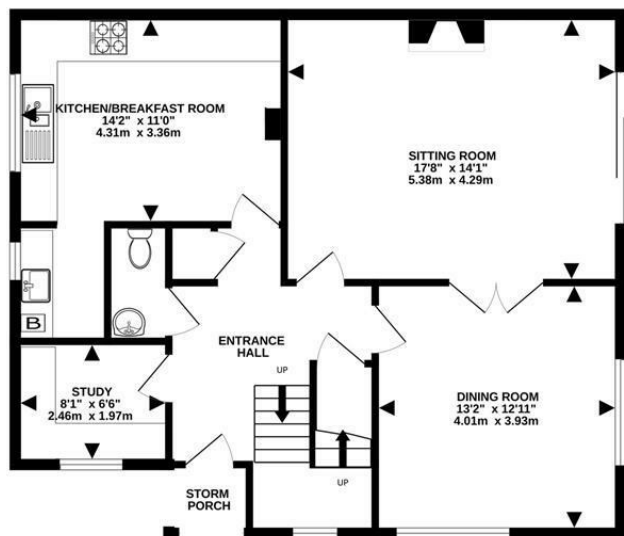




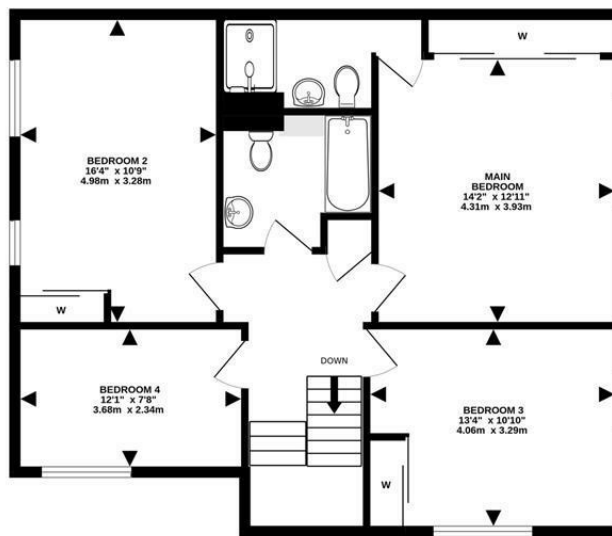
PROPERTY DESCRIPTION

For further information, to discuss anything further or of course to arrange a private viewing, please contact a member of the sales team on 01737 817718.

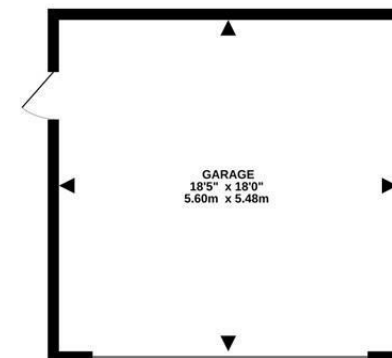
A large, stylized white signature or logo on a dark background. The signature is fluid and cursive, starting with a large 'C' and ending with a long, sweeping tail.



GROUND FLOOR
840 sq.ft. (78.0 sq.m.) approx.



1ST FLOOR
840 sq.ft. (78.0 sq.m.) approx.



GARAGE
331 sq.ft. (30.7 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B	76	
(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	

TOTAL FLOOR AREA : 2010 sq.ft. (186.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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TENURE: Freehold

EPC RATING: C

COUNCIL: Reigate & Banstead

TAX BAND: G

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