

Kennedys'

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41, Downs Way
Tadworth
KT20 5DP

Standing proud on one of
Tadworth's best roads is this
fantastic 5 bedroom family
home; perfectly situated for
access to the station as well
as Epsom Downs.

£1,000,000



- Charming detached family home
- 3 Bathrooms
- Off road parking
- West facing plot
- *No onward chain*

- 5 Bedrooms
- Located on the prestigious Downs Way
- Well proportioned garden
- Walking distance from Tadworth station
- Viewings by appointment only



PROPERTY DESCRIPTION

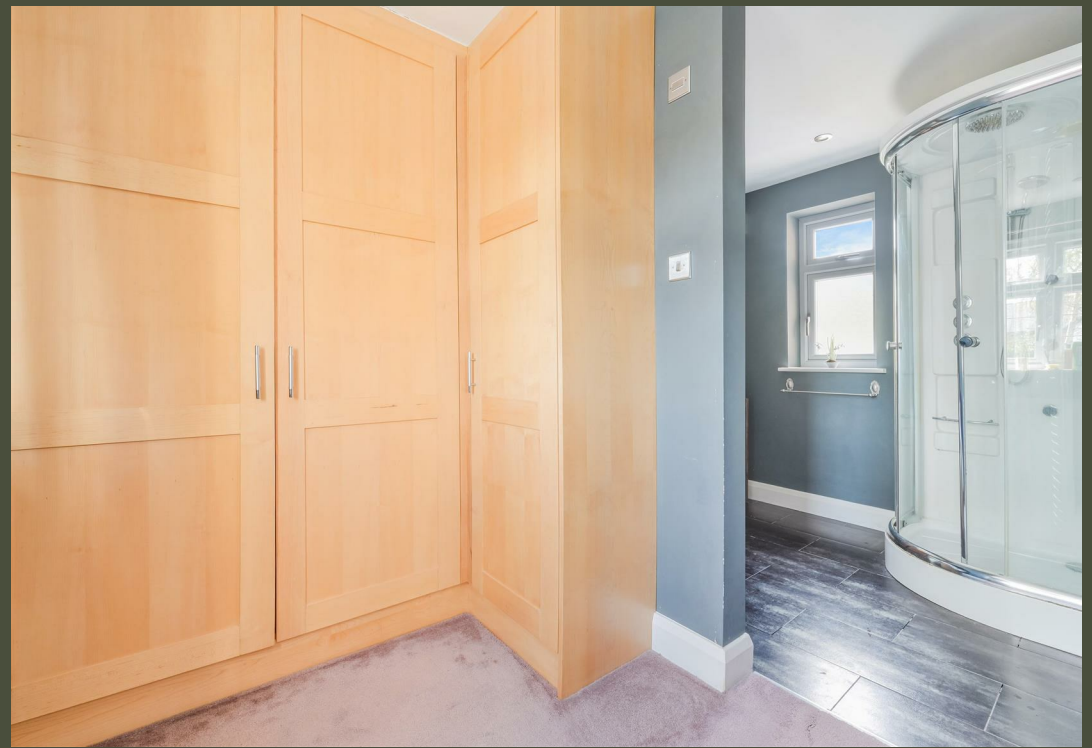
Once through the front door, you're welcomed by a spacious entrance hall, setting the tone for the generous proportions found throughout the property. To the rear, a large sitting room with bi-folding doors opens onto the south-east facing rear garden, creating a wonderful space for both relaxing and entertaining. This leads directly into the formal dining room, while the adjacent family room — flooded with natural light thanks to its dual aspect — provides the perfect informal living area and flows effortlessly into the kitchen/breakfast room, ideal for family life.

Also on the ground floor, you'll find a well-positioned study (currently used as a gym), a cloakroom, and a practical boot room, offering direct access to the side of the property.

Upstairs, the home offers five double bedrooms, including an impressive principal bedroom suite with its own walk-in dressing area and a spacious en-suite bathroom. One of the standout features is bedroom two, which benefits from access to a private balcony overlooking the garden. Two further well-appointed bathrooms serve the remaining bedrooms, making the layout ideal for families or visiting guests.

Outside, the rear garden is both private and generously sized, mainly laid to lawn and framed by mature hedgerows. A large paved patio provides the perfect setting for summer dining. To the front, the driveway offers off-street parking for several cars.







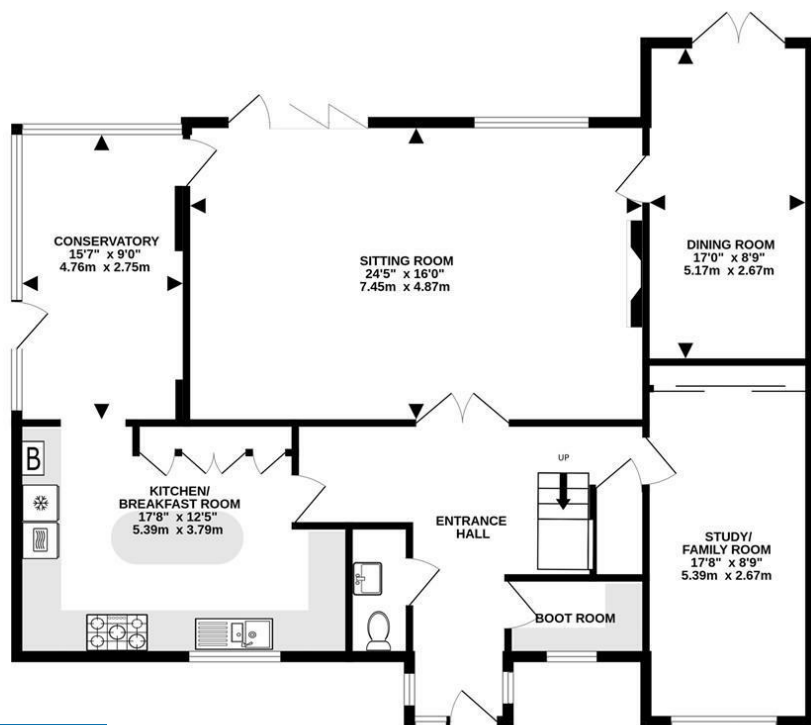


PROPERTY DESCRIPTION

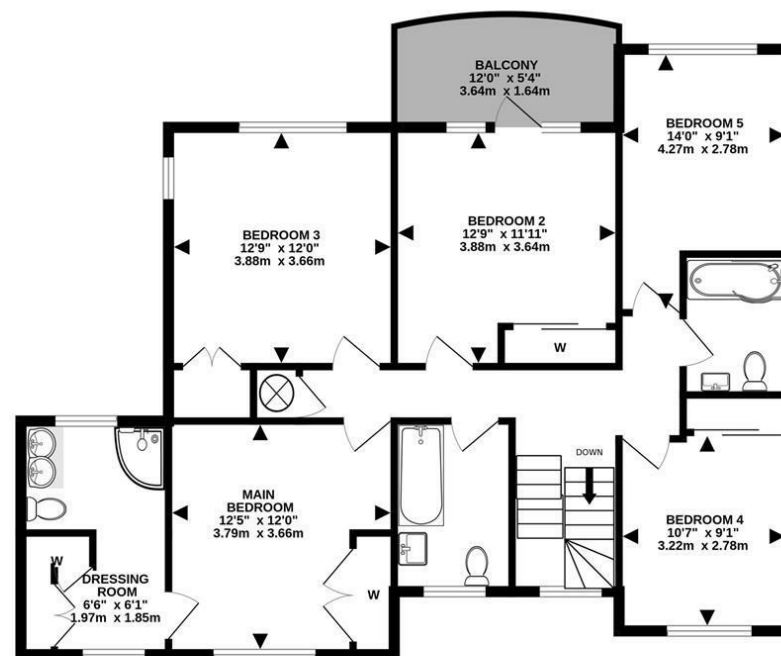
Tadworth village is within a short walk and is well served by local shops and facilities including independent traders such as butcher, fishmonger, baker, dry cleaner, vet, hairdressers, Fish & Chip shop and a number of restaurants, village supermarket and mainline train station to London. There are 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 a member of the sales team.

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GROUND FLOOR



1ST FLOOR

TOTAL FLOOR AREA : 2368 sq.ft. (220.0 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2025

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 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	
Current	72
63	

England & Wales E.U. Directive 2002/91/EC

41, Downs Way, Tadworth

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: G

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