

Kennedys'

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53, Epsom Lane South
Tadworth
KT20 5TA

This deceptively spacious three-storey family home located on the ever-popular Epsom Road South in Tadworth — an area known for its excellent schools, leafy surroundings, and easy access to both countryside and commuter links.

£855,000



- Detached Family Home
- Period features throughout
- Single Garage
- Large Family Garden

- Ample off street parking
- 3 Reception Rooms
- Short walk from Tadworth station
- 3 Double Bedrooms





PROPERTY DESCRIPTION

Located on the highly desirable Epsom Road South, this impressive and well-presented four-bedroom family home offers over 2,200 sq. ft of versatile living space across three floors, perfect for modern family life.

The ground floor features a welcoming entrance hall, a generous front-facing lounge, and a bright dining room with bay window. The stylish kitchen flows into a spacious breakfast room, ideal for informal meals and family gatherings. A practical utility room, shower room, and access to the integral garage complete the floor.

On the first floor, there are three double bedrooms, including a spacious principal bedroom, all served by a contemporary family bathroom. Each room is filled with natural light and offers great proportions.

The top floor boasts a large and versatile loft room, perfect for a fourth bedroom, home office, playroom, or studio space.

Set within easy reach of local schools, shops, Tadworth Station, and Epsom Downs, this is a fantastic opportunity to secure a substantial home in one of Tadworth's most sought-after locations.





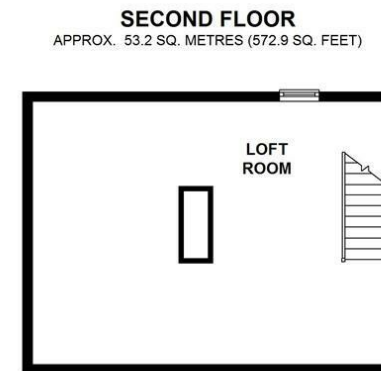
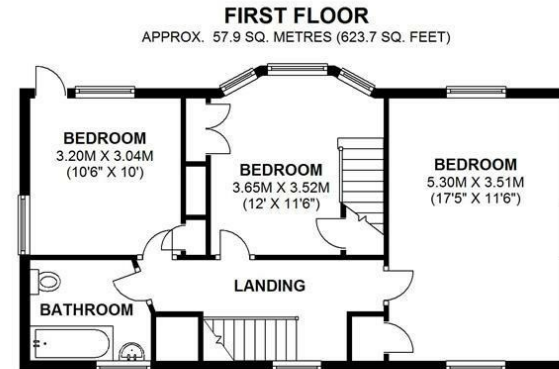
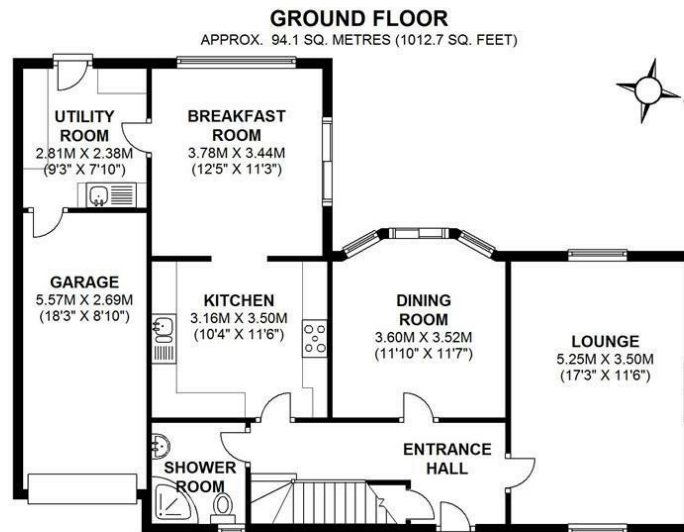




PROPERTY DESCRIPTION

Tadworth village is within a short walk and is well served by local shops and facilities including independent traders such as a butchers, fishmongers, bakers, dry cleaners, vets and florist as well as banks, 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 Freemans School and Epsom College. Local recreational facilities can be found at venues such as Kingswood Golf Club, Surrey Downs Golf Club, David Lloyd in Epsom and Cheam, RAC at Woodcote Park and others besides.

If you would like further information or to arrange a private viewing, please call a member of the Kennedys' sales team on 01737 817718.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	75
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	51
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

TOTAL AREA: APPROX. 205.3 SQ. METRES (2209.3 SQ. FEET)

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TENURE: Freehold

EPC RATING: E

COUNCIL: Reigate & Banstead

TAX BAND: F

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