

Kennedys'

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1, Killowen Close
Tadworth
KT20 5BQ

5 bedroomed homes offering
such balance in terms of style,
size and location are very rare
indeed. Don't miss your chance
with this gem.

OIEO £1,200,000



5



3



3



3+

- Detached 5 bed family home
- Second bedroom ensuite
- Separate dining room
- South facing sunny garden
- Close to train station and village amenities

- Main bedroom with dressing room and ensuite
- Modern Blackbrook designed kitchen
- CAT5 cabling throughout
- Double garage
- Viewings by appointment only





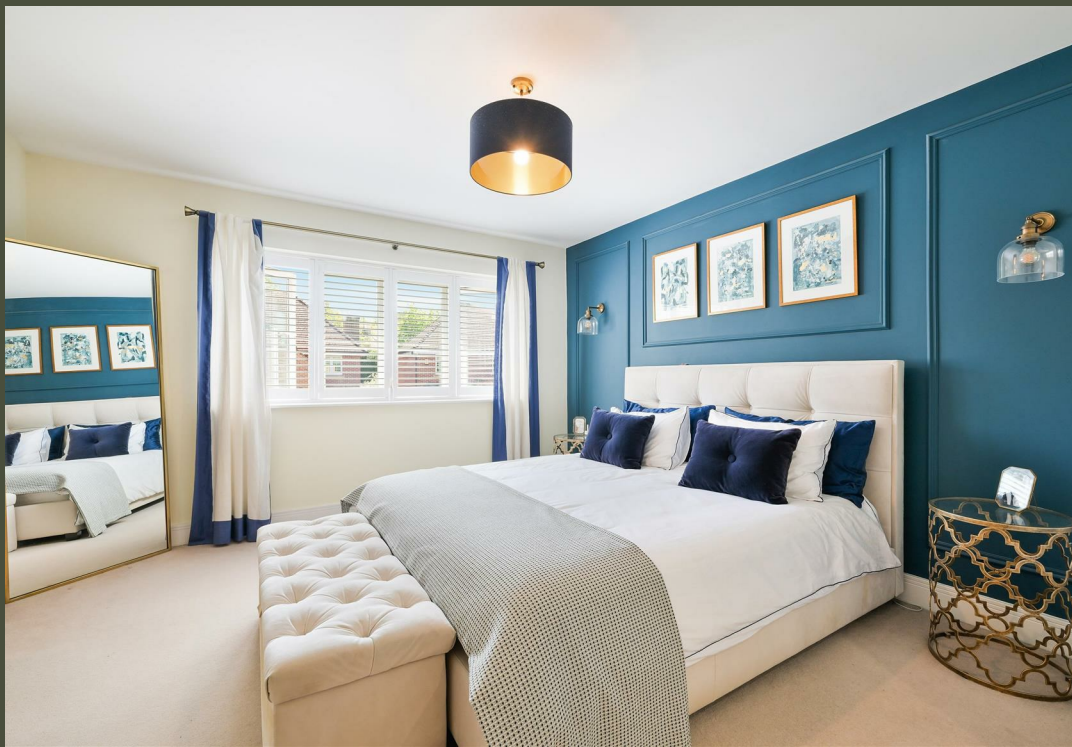
PROPERTY DESCRIPTION

Built in 2008 by Antler Homes, this impressive detached home set in the private and exclusive Killowen Close cul de sac in Tadworth, offers a perfect blend of modern living and convenience. Spanning an expansive 2,620 square feet, the property boasts five spacious bedrooms, making it an ideal family home and a rare find in the market.

Situated on the edge of Tadworth village, this is a home that offers well planned accommodation over two floors. Upon entering the exceptionally large entrance hall off which leads the downstairs cloakroom, study/playroom, sitting room, dining room, and the kitchen/breakfast room that opens out to the sunny southerly garden, it is clear that this home with it's fresh decor throughout is special. The recently refurbished "Blackbrook Kitchens" kitchen with it's Silestone worktops and high end finish was completed in 2020 and boasts Quooker hot water tap, Miele dishwasher, sink waste disposal and Rangemaster conduction hob/oven. This leads to the utility room with larder cupboard, whilst to the first floor are 5 well proportioned bedrooms accessed off an impressive gallery landing, including a main bedroom with dressing room and en-suite, bedroom 2 with en-suite, three further bedrooms and a family bathroom.

The property has been well cared for by the current long standing owners, and is extremely well presented whilst there is also an opportunities to improve, with approved planning permission and drawings in place for a loft extension; such is the quality of the location and plot. The house benefits from double glazing and gas fired heating by radiators from a recently installed Worcester Bosch boiler as well as ceiling speakers in the kitchen , lounge and dining room with CAT 5 cables via a Network Home Sciences control hub.









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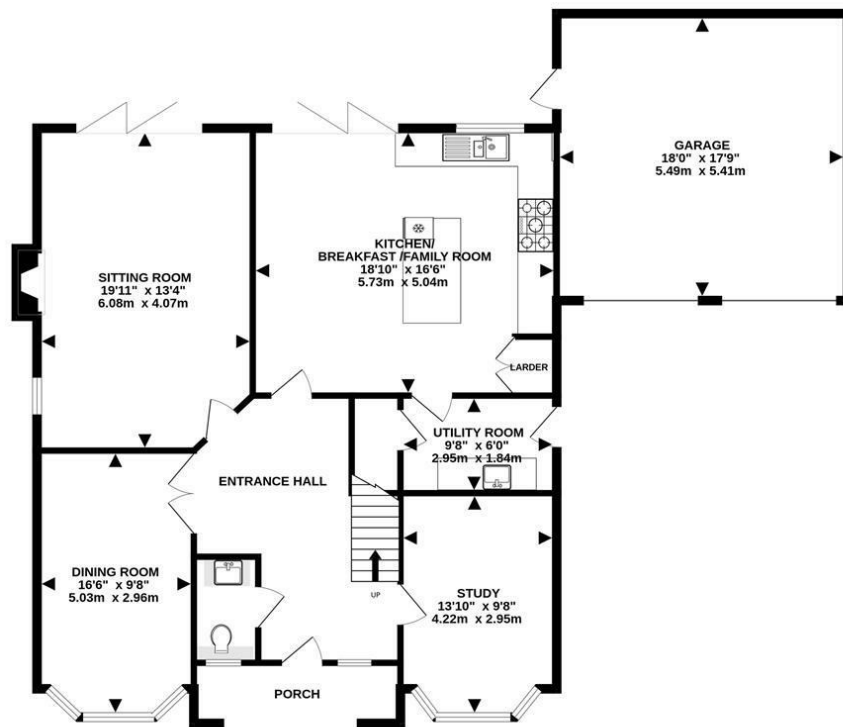
To the outside the property enjoys a lawn and forecourt area to the front that provides ample private and visitors parking, as well as EV charging and outside heated tap, whilst giving access to the double garage with electric doors. To the rear the garden provides, in addition to the lawn, two paved terrace areas equipped with power and lights and perfect for entertaining guests or enjoying quiet family evenings, and well established borders giving a secluded aspect.

The village of Tadworth is within easy access and is well served by local shops and facilities including independent traders such as butchers, fishmongers, bakers, dry cleaners, vets, and award winning gift shop as well as a range of coffee shops, restaurants, village supermarket and mainline station to London. Tadworth Primary School and Chinthurst Prep School are both within a short walk and the area is also served by popular private and secondary schooling as well as several local nurseries and recreational facilities that are located at venues such as Walton Heath Golf Club, Kingswood Golf Club, David Lloyd in Epsom and Tadworth Leisure Center and others besides. Tadworth Railway station is a short walk away with regular trains into London Bridge and Victoria, and access to the M25 at Junction 8 is within a 10 minute drive.

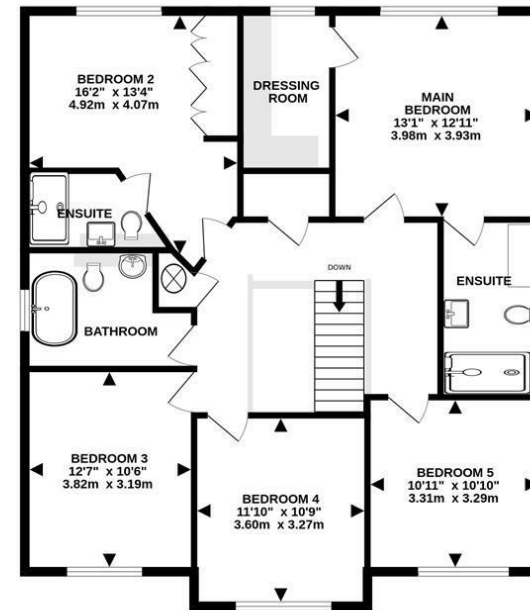
Whether you are looking for a peaceful retreat or a vibrant community, this property is sure to meet your needs. Don't miss the opportunity to make this delightful house your new home.

For further information or to arrange a private viewing please contact a member of Kennedys' sales team on 01737 817718

NB Pursuant to the Estate Agents Act 1979 we must inform you that an employee of Kennedys' has an interest in this property.



GROUND FLOOR
1484 sq.ft. (137.8 sq.m.) approx.



1ST FLOOR
1136 sq.ft. (105.5 sq.m.) approx.

TOTAL FLOOR AREA : 2620 sq.ft. (243.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B	79	85
(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	

1, Killowen Close

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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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