

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

36, Cross Road
Tadworth
KT20 5ST

Nestled in the heart of Tadworth village, this delightful semi-detached house offers a perfect home for either a growing family or downsizers alike. With three well-proportioned bedrooms, this property is ideal for those seeking generous living spaces, offering an area that spans an impressive 1,384 square feet in total.

£749,950



3



2



1



3

- Charming semi-detached home in central Tadworth.
- Large open plan garden room
- Private Driveway
- Short walk to shops

- 3 Bedrooms
- Beautiful established garden
- Detached garage
- Viewing by Appointment Only





PROPERTY DESCRIPTION

The layout of the home is thoughtfully designed, with the standout feature being a large open-plan garden room – the perfect all-round day room that flows seamlessly from the kitchen. In addition, there is a spacious sitting room, a utility room, and a downstairs cloakroom, not to mention the enclosed porch and inner hallway. Upstairs, the first floor offers three generously sized bedrooms and a large modern shower room.

Outside, the property boasts a large, private, brick-paved driveway that provides ample parking and access to the detached garage. To the rear, the beautifully landscaped garden immediately captures attention – from the entertaining terrace to the sweeping lawn, established borders, and mature trees – all contributing to the charm and appeal of this truly lovely home.

Tadworth is known for its picturesque surroundings and strong community spirit, making it a desirable location for those looking to settle in a friendly neighbourhood. The property is well connected to local amenities, schools, and transport links, ensuring everything you need is within easy reach. For example, the nearby parade includes a local supermarket, barber, butcher, and coffee shop. The train station is located almost opposite the property, and Tadworth Primary School is just a short walk away, as is the local doctor's surgery. The pretty village of Walton-on-the-Hill is close by, while destinations such as Epsom, Banstead, and Reigate are easily accessible. The M25 can be reached via junction 8 at Reigate or junction 9 at Leatherhead, offering convenient links to both Gatwick and Heathrow airports.







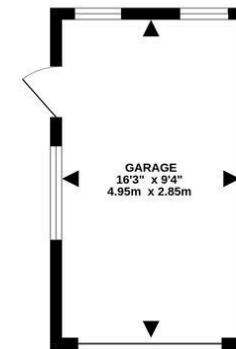
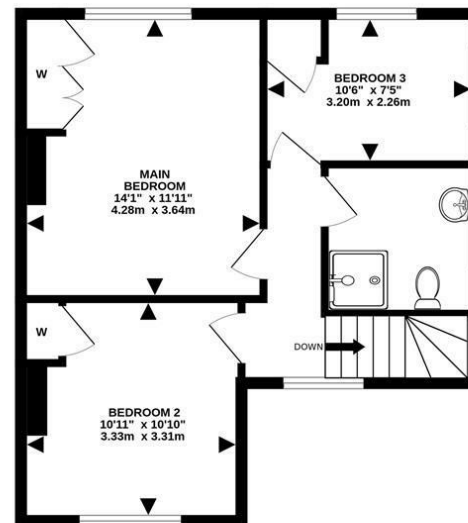
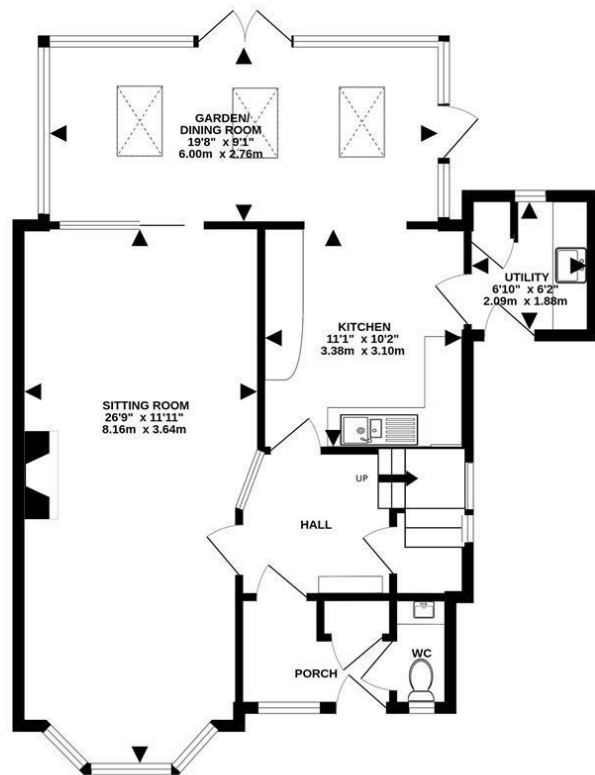


PROPERTY DESCRIPTION

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

AK





Energy Efficiency Rating		
	Current	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		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

TOTAL FLOOR AREA : 1384 sq.ft. (128.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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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: E

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kennedys-ipa.co.uk [@kennedysipa](https://www.instagram.com/kennedysipa) info@kennedys-ipa.co.uk

48 Walton Street, Walton on the Hill,
KT20 7RT