

Kennedys'

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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.

£725,000



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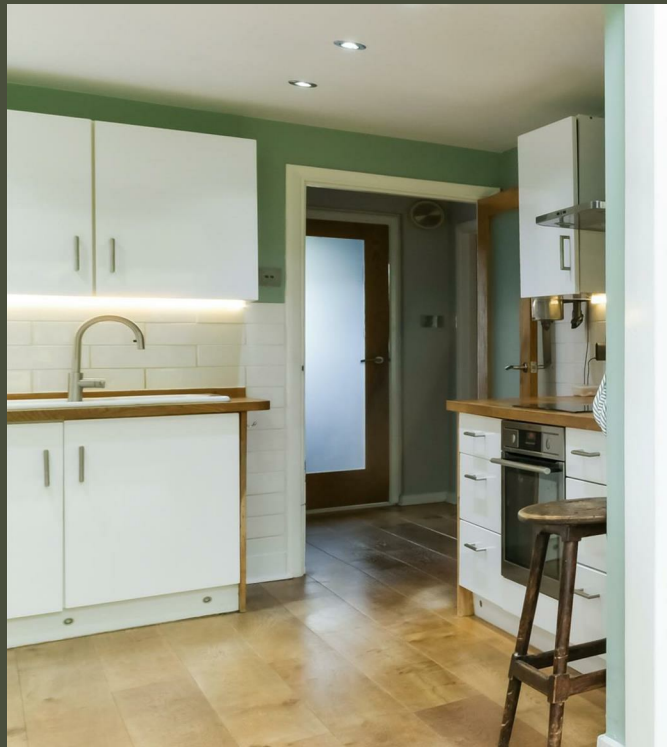


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- Charming semi-detached home in central Tadworth.
- Large open plan garden room
- Private Driveway
- Short walk to shops

- 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.







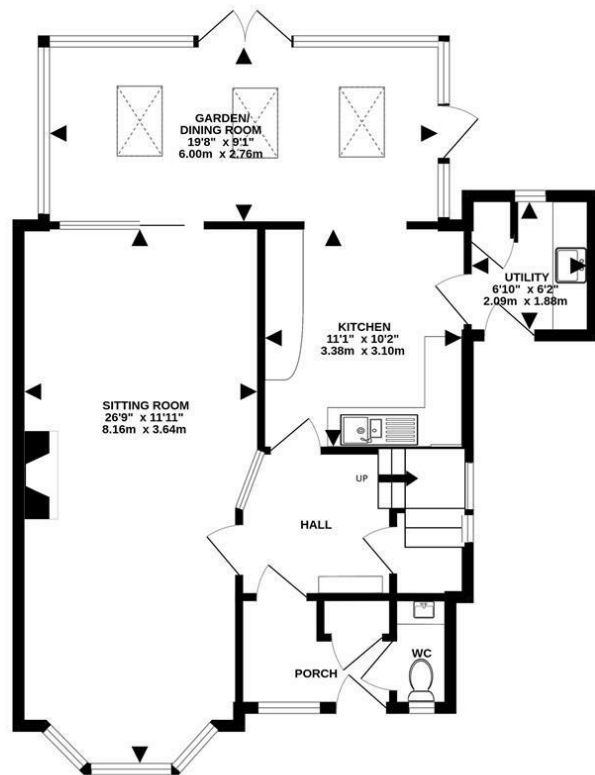


PROPERTY DESCRIPTION

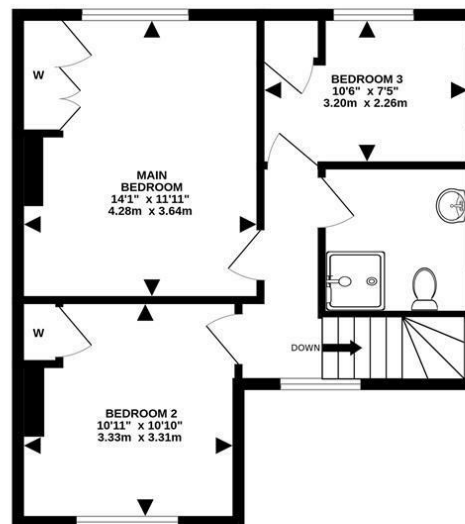
For further information or to arrange a private viewing, please contact Peter Kennedy or a member of the sales team on 01737 817718.



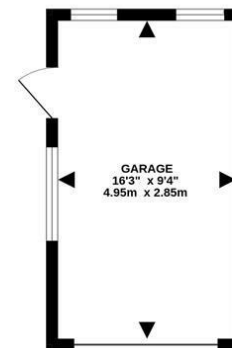
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GROUND FLOOR
757 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



GARAGE
152 sq.ft. (14.1 sq.m.) approx.

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

Measurements are approximate. Not to scale. Illustrative purposes only
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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	

80

64

36, Cross Road

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

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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