

# Kennedys'

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83, Kingswood Road  
Tadworth  
KT20 5EF

A charming three-bedroom detached home, perfectly positioned at the top of Kingswood Road, moments from Epsom Downs and ideally placed between Tadworth and Tattenham Corner stations. Offering nearly 2,000 sqft of extremely low maintenance internal space, this is a rare opportunity in a sought-after location.

£840,000



- Detached home set over three floors
- Beautiful open plan kitchen
- Stunning views to the rear of the property
- Set back off the road
- Dual level garden featuring sun terrace

- 3 bedrooms
- Incredible large lounge on the lower ground floor
- Immaculately maintained by the current owners
- Off road parking for 3 vehicles
- Viewings by appointment only



# PROPERTY DESCRIPTION

Set on the favoured upper section of Kingswood Road, this detached property combines a generous footprint with a flexible layout across three floors. The location is superb — just a stone's throw from Epsom Downs, making it ideal for dog walkers, runners or anyone who enjoys access to green open space — while still being conveniently nestled between two commuter stations.

The ground floor centres around a bright and spacious open-plan kitchen/dining room measuring over 24ft in length, with direct access to the garden. Also on this level is a double bedroom, stylish bathroom, and a separate utility room — ideal for practical day-to-day living.

On the lower ground floor, you'll find an incredibly generous reception room (over 24ft x 21ft), with French doors opening onto a second garden area — an ideal space for entertaining, relaxing, or creating a self-contained living area. There's also an additional bedroom on this level, giving options for guests, older children, or even a dedicated home office.

Upstairs, the top floor hosts the principal suite, complete with en-suite bathroom, eaves storage, and lovely proportions, offering privacy and calm away from the main living areas.

The garden itself is a real highlight — beautifully maintained and mature beyond its years, it offers both privacy and greenery with distinct spaces on two levels, perfect for outdoor dining, quiet evenings, or simply enjoying the surroundings.

This is a house that offers so much more than first meets the eye — detached, well-positioned, and incredibly versatile inside and out. With over 1,960 sq ft of space and gardens to both rear levels, it's a home that will appeal to a wide range of buyers, from families to downsizers alike.









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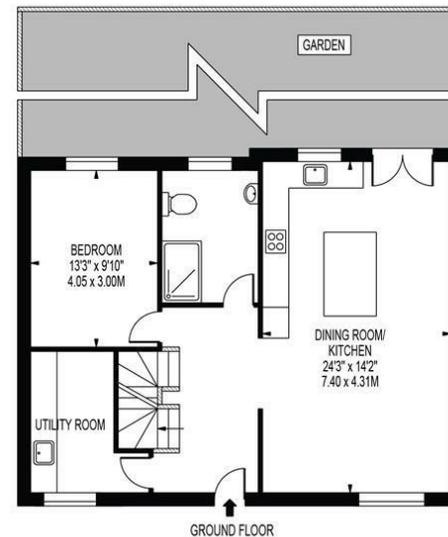
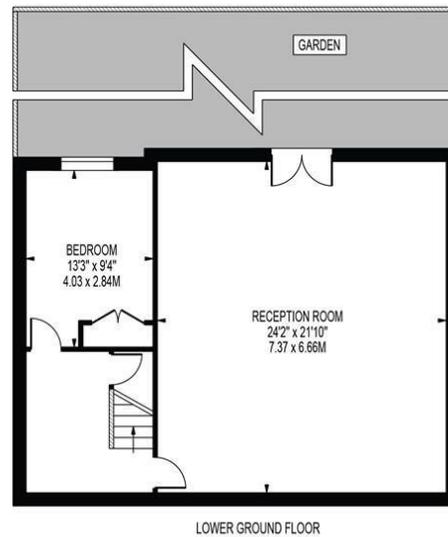
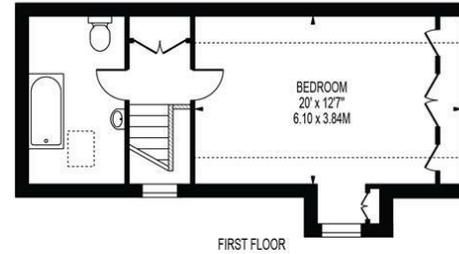
Kingswood Road is perfectly located for access to the Epsom Downs, as well as Tadworth Train Station offering regular trains into London, and a short walk away from local shops and facilities including independent traders such as butcher, fishmonger, baker, hairdresser, coffee shop, dry cleaner, vet, several restaurants, village supermarket and much more besides. The surrounding areas offer open countryside with Epsom Downs Racecourse, Walton Heath and several renowned golf courses close by. For the commuter, Junction 8 of the M25 is within 5 miles, providing access to Gatwick and Heathrow airports and the national motorway network. There is a variety of schools within the area including Walton on the Hill Primary School, Tadworth Primary School & Chinthurst Prep School as well as City of London Freeman's School and Epsom College to name but a few.

Should you have any further questions, or wish to view the property, please don't hesitate to give us a call on 01737 817718.

## KINGSWOOD ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1969 SQ FT - 182.93 SQ M  
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 111 SQ FT - 10.29 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
174 plus) <b>A</b>	
(81-91) <b>B</b>	82
(69-80) <b>C</b>	76
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Mid energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

# 83, Kingswood 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: C

COUNCIL: Reigate & 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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