

Kennedys'

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3, Linden Close
Tadworth
KT20 5UT

A rare opportunity to transform this spacious three bedroom home in a peaceful cul-de-sac, with stunning woodland views and endless potential – don't miss your chance to make it your own.

£599,950



3



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2



3



- Spacious three bedroom detached home with scope to modernise
- En-suite to principal bedroom plus family bathroom
- Quiet cul-de-sac location in desirable village location
- Two bright reception rooms plus a large conservatory
- Generous rear garden, garage, and off-street parking
- *No onward chain*



PROPERTY DESCRIPTION

Nestled in the quiet and leafy cul-de-sac of Linden Close, this three bedroom detached home represents a rare and exciting opportunity to refurbish a generously sized property in a truly special location. With excellent internal space, two reception rooms, two bathrooms, and a garage, this property is ideal for those looking to modernise a home to their exact tastes. Whether you're seeking a long-term family residence or a project with great potential, this house ticks all the right boxes.

One of the most remarkable features of this home is its outlook onto a private and protected woodland located directly opposite. Owned collectively by the residents of Linden Close, this green space is protected from development and offers a peaceful, semi-rural setting that enhances the sense of privacy and community. It's a unique and reassuring benefit, ideal for families, nature lovers, and those who enjoy scenic walks right from their doorstep.

Upon entering, you are greeted by a welcoming hallway which leads into a spacious front-facing reception room with large windows that flood the space with natural light. To the rear is a separate dining room which connects directly to the conservatory a bright and airy space that opens out to the rear garden. This versatile trio of rooms creates an ideal flow for both everyday family life and entertaining guests, with potential to open up and reconfigure the space further if desired (subject to planning).

The kitchen is conveniently positioned at the centre of the home and offers easy access to both the dining room and a dedicated utility room. Adjacent to this is a large internal storage room and access to the integral garage, which provides ample scope for conversion or extension. A downstairs WC completes the ground floor layout, adding further practicality to the home's design.









PROPERTY DESCRIPTION

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from built-in storage and access to an en-suite shower room, while the remaining bedrooms, one double and one single, are served by a family bathroom. All rooms enjoy pleasant views and generous natural light, providing comfortable accommodation for families or guests.

Outside, the rear garden offers a private, enclosed space with lawn and patio areas—perfect for summer dining or children's play. There is off-street parking to the front via a driveway leading to the garage. With its wonderful woodland outlook, peaceful cul-de-sac setting, and superb potential to update and add value, this home is a must-see for anyone looking to put their stamp on a property in a desirable village location.

The village of Tadworth is within walking distance and is well served by local shops and facilities including independent traders such as butcher, fishmonger, baker, dry cleaner, vet, hairdressers, Fish & Chip shop and a number of 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, and the renowned City of London Freeman's School and Epsom College. Local recreational facilities are located at venues such as Tadworth Leisure Centre, Kingswood Golf Club, Surrey Downs Golf Club, David Lloyd in Epsom and Cheam, RAC at Woodcote Park and others besides.

For further information, to discuss anything further or of course to arrange a private viewing, please contact a member of the sales team.

A large, stylized white signature or logo on a dark background. The signature is fluid and cursive, starting with a large 'C' and ending with a long, sweeping tail.

LINDEN CLOSE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1327 SQ FT - 123.27 SQ M
(INCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 36 SQ FT - 3.34 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		
	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		
Mild energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

3, Linden Close

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 and

Banstead Reigate and Banstead

TAX BAND: FF

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