

Kennedys'

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12, Ashcombe Terrace  
Tadworth  
KT20 5EW

Kennedys' is delighted to  
present this good sized  
three bedroom semi  
detached property with off  
street parking on the edge  
of Epsom Downs

£720,000



- 3 bed family home
- Separate utility room
- Garden room/studio
- Far reaching views over Epsom Downs

- Large bright open plan kitchen diner
- Large terrace for entertaining
- Garage
- Viewing by appointment only

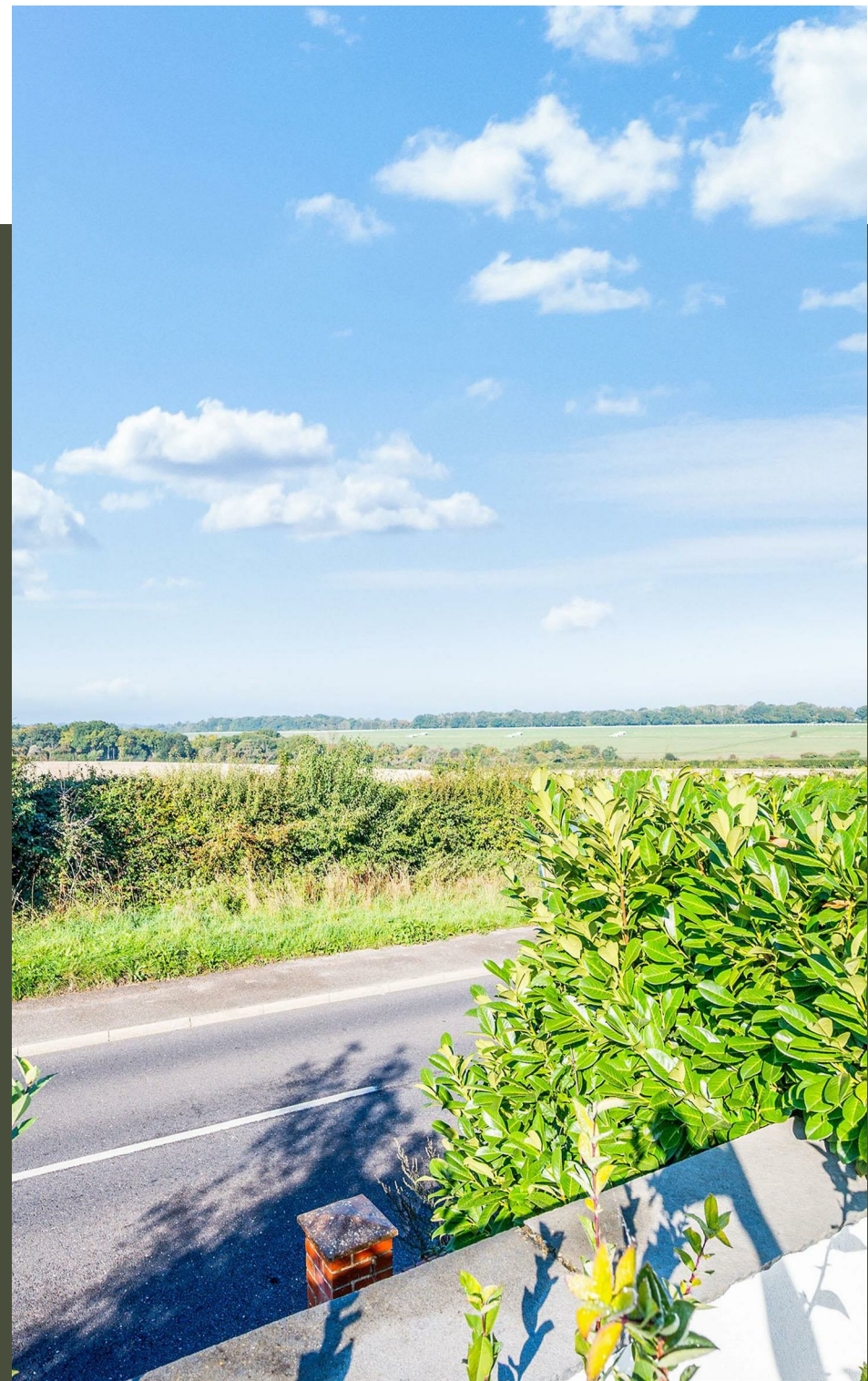






# PROPERTY DESCRIPTION

There are so many different elements within anyone`s search criteria, determined by an number of varying factors, such as work, schools, transport, and more besides. However, there are likely to be those few constants, those “things” that pretty much everyone would strive for, that are on most peoples wish list; say, for example, a quiet no thru road, good space to front and rear, an impressive 31` by 28` open plan ground floor kitchen/dining/living space, maybe an outdoor studio room, a garage - oh and how about views over Epsom Downs and those amazing sunsets! Well welcome to this rarest of three bedroom semi detached homes, that just happens to tick each of those boxes. Offering over 1800 sq ft of footprint, this is a home that punched well above it`s weight within its size an price point, and we would certainly suggest that the best way to fully appreciate its virtues is by actually seeing it for yourself, so if you like what you`ve seen so far, we look forward to hearing from you and arranging to show you round.













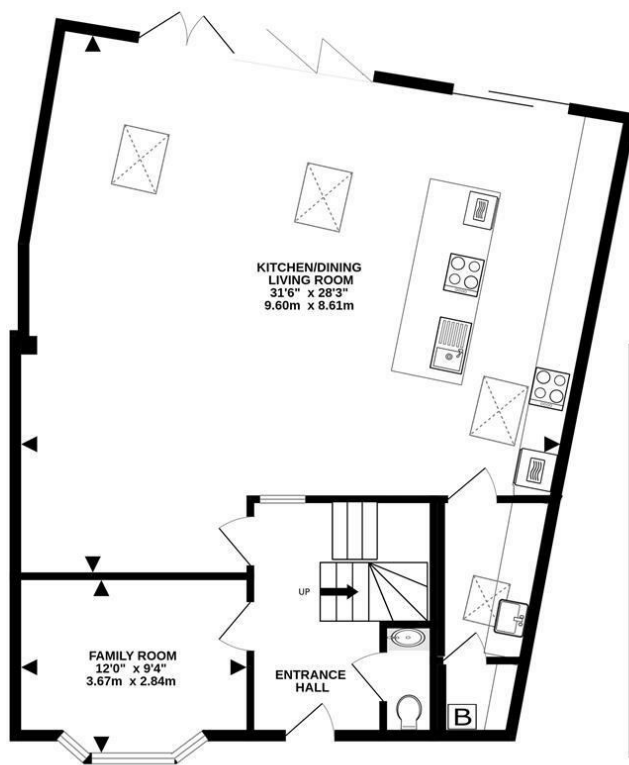


## PROPERTY DESCRIPTION

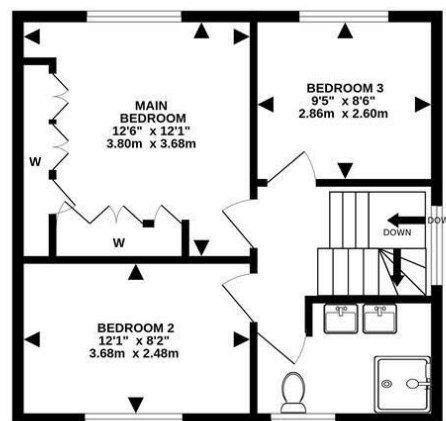
Ashcombe Terrace is perfectly located for access to the Epsom Downs, as well as Tadworth Train Station offering regular trains into London, and a short walk away from local shops and facilities including independent traders such as butcher, fishmonger, baker, hairdresser, coffee shop, dry cleaner, vet, 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 (which is the closest) & Chinthurst Prep School as well as City of London Freeman's School and Epsom College to name but a few.

For more information on this property, or to arrange a viewing, please do get in touch with us on 01737 817718.

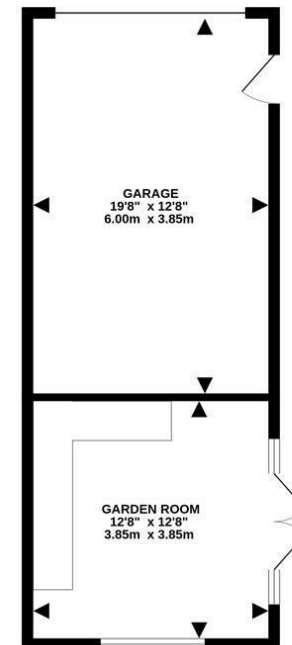
A stylized, handwritten-style white signature or logo on a dark background. It consists of a large, flowing 'C' shape that loops around and ends in a long, sweeping tail.



GROUND FLOOR  
962 sq.ft. (89.4 sq.m.) approx.




1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



GARAGE  
409 sq.ft. (38.0 sq.m.) approx.

TOTAL FLOOR AREA : 1826 sq.ft. (169.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		92	95
(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	

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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: A  
COUNCIL: Reigate and Banstead  
TAX BAND: D

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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