

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

44, Downs Way
Tadworth
KT20 5DZ

A classic 1950s-style four-bedroom detached home on the edge of Tadworth village, featuring spacious living areas, a stunning open-plan kitchen/dining space, and scope to extend (STPP). Enjoy an in-and-out driveway, garage, and beautifully secluded rear gardens — all within walking distance of village shops, schools, and the station.

£975,000



4



2



3



4

- Classic 1950s-style four-bedroom detached home
- Main suite with dressing room and en-suite bathroom
- Large, secluded rear garden with terrace and lawns

- Spacious open-plan kitchen/dining area
- In-and-out driveway with ample parking and garage
- Short walk to Tadworth village shops, schools, and station





PROPERTY DESCRIPTION

There are fewer, more popular homes in these parts, than a classic 1950's 4 bedroom detached house, preferably in great condition but even better if you can add further improvements and/or increase in size (subject to local planning authority, of course), and if we're going to really push the boat out, how about adding an in and out driveway, large forecourt area, and beautiful, long, secluded rear gardens.

So it is with great pleasure that we offer to the market this excellent example of something that offers all of the afore mentioned assets, located on the edge of Tadworth village. With an impressive hallway, full front to back sitting room, cloakroom and 26'5 open plan kitchen/dining area, there is an excellent flow, with a real opportunity to further extended out the back, whilst to the first floor are 4 good sized bedrooms, including a main suite with dressing room and bathroom, an en-suite to bedroom 2 and a family bathroom.

To the outside the property is approached by a brick paved in and out driveway, affording ample private and guest parking and giving access to the integral garage, whilst to the rear is a well established garden with a large terrace, sweeping lawns, established flower beds and borders, and all enjoying a secluded aspect; perfect for keen gardeners and families alike!





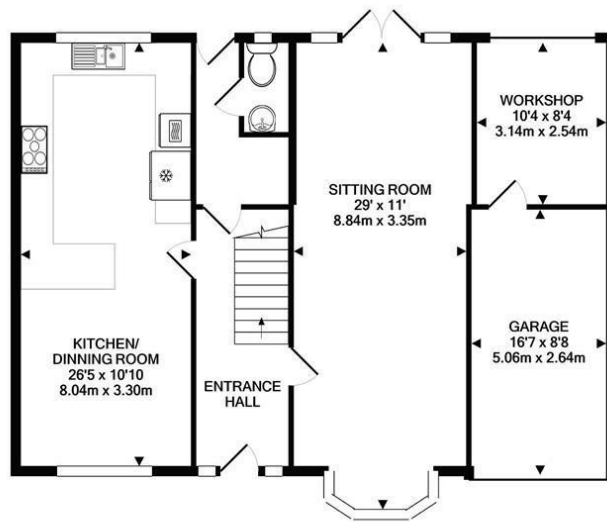




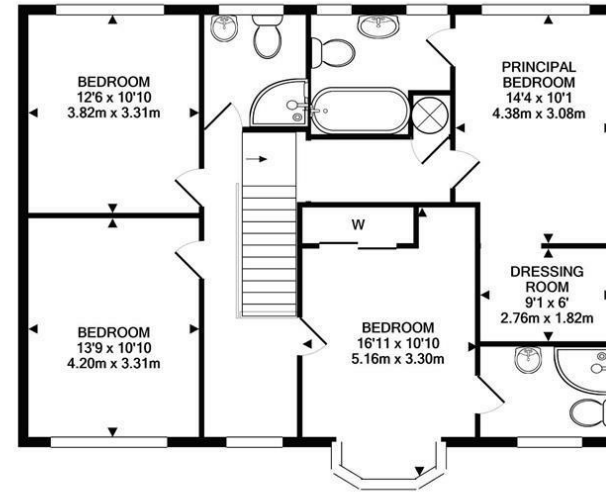
PROPERTY DESCRIPTION

Tadworth village is within a short walk 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.



GROUND FLOOR
APPROX. FLOOR
AREA 973 SQ.FT.
(90.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 969 SQ.FT.
(90.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1942 SQ.FT. (180.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2020



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(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		

44, Downs Way

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 and
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.



01737 817718

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

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