

Kennedys'

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15, Stanton Grove
Tadworth
KT20 5FJ

Modern comfort meets village charm in this stylish two-bedroom home. With a bright open-plan living area, landscaped garden, and easy access to Tadworth's shops, schools, and transport links, it's perfect for couples or young families looking to settle in a sought-after Surrey location.

£499,950



2



1



1



2

- 2 bedroom semi-detached home
- Spacious open-plan living area
- Private rear garden with patio

- Stylish shaker-style kitchen with premium Siemens integrated appliances
- Modern family bathroom finished to a high contemporary specification
- Two allocated parking spaces





PROPERTY DESCRIPTION

Nestled within the heart of the sought-after village of Tadworth, this beautifully presented two-bedroom home offers the perfect blend of modern design, comfort, and convenience. Stepping into the hallway, you are greeted by a welcoming entrance with a cloakroom to the left and the kitchen to the right. The kitchen is beautifully presented in a sleek shaker style and fitted with high-quality Siemens integrated appliances including an oven, microwave, gas hob with extractor fan, fridge, and dishwasher.

The spacious main living area offers a superb open-plan feel, with bi-folding doors leading directly out to the well-proportioned, sunny garden — perfect for entertaining or relaxing. The room comfortably accommodates both a dining area and lounge furnishings and includes ample power and TV points for modern living.

Upstairs, the family bathroom is finished to the same high specification as the rest of the property. The secondary bedroom is a generous size, featuring large fitted wardrobes and twin front-facing windows. The main bedroom benefits from two windows overlooking greenery to the rear, an airing cupboard, and a triple bay built-in wardrobe.

Outside, the property enjoys two private parking spaces and side access to the rear garden, which is laid partly to patio and partly to lawn.







PROPERTY DESCRIPTION

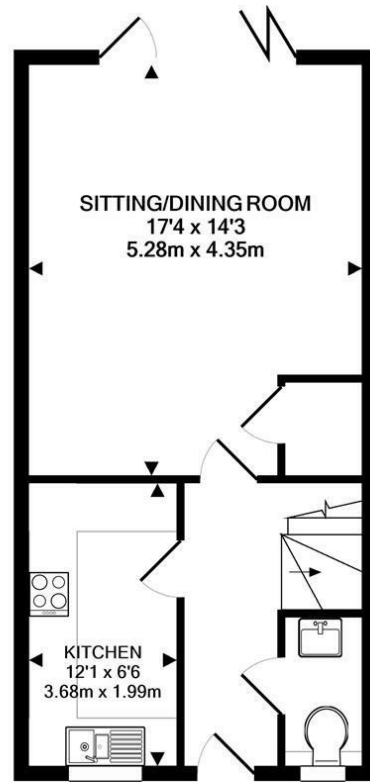


Tadworth village is just a short walk away, offering a range of local shops and amenities including independent traders such as a butcher, fishmonger, baker, florist, and dry cleaner, as well as restaurants and a village supermarket. Kingswood train station, located approximately half a mile away, provides direct services to London. The area is also well served by excellent schools, including Tadworth Primary School, Chinthurst Prep School (Ofsted Outstanding), City of London Freeman's School, and Epsom College.

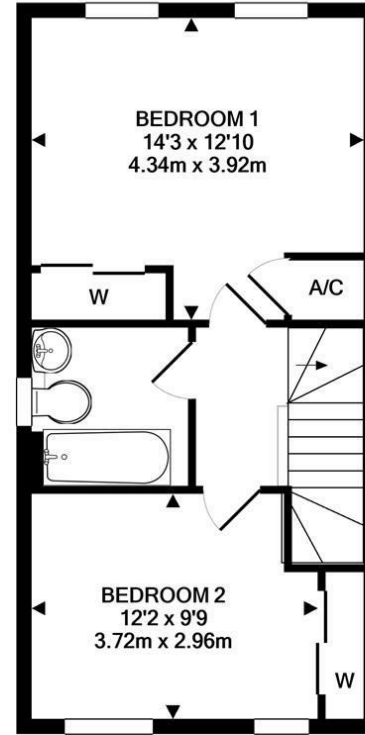
Local leisure facilities include Kingswood Golf Club, Surrey Downs Golf Club, the RAC Club at Woodcote Park, and David Lloyd leisure centres in Epsom and Cheam.

This property presents an ideal opportunity for those seeking a modern home in a sought-after village location with excellent transport links and amenities nearby.

For further information or to arrange a viewing please contact one of our sales team on 01737817718



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 852 SQ.FT. (79.2 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
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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		

15, Stanton Grove

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TENURE:
EPC RATING: B
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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