



**FINE & COUNTRY**  
Kingswood

*43 The Avenue*  
Tadworth, Surrey KT20 5DB

## Property at a glance

- Substantial Six Bedroom Family Home
- 0.6 Acre South Facing Plot
- Three Reception rooms
- Conservatory & Study
- Kitchen/Breakfast Room With Separate Utility Room
- Three Bath/Shower Rooms
- First Floor Laundry Room
- Level Rear Garden
- Carriage Driveway & Double Garage
- Chain Free

## Setting

This fabulous property is ideally situated in one of Tadworth's most sought-after locations and is conveniently situated close to the excellent facilities of Tadworth & Epsom. Tadworth Station provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8, 1.7 miles to the south providing connections to the wider motorway network, whilst both Gatwick and Heathrow airports are within reach. For golfers, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill.

Locally there is a wide choice of state and independent schools including Chinthurst, Aberdour, and Tadworth Primary, whilst further schooling including Dunottar, Micklefield, and Reigate Grammar are found in the nearby town of Reigate. Tadworth village offers a post office, convenience store, butchers and a range of other shops. Epsom itself offers excellent shopping facilities, fine restaurants and a healthy selection of pubs, cafes & boutiques.

£1,950,000 Freehold

# 43 The Avenue

Set in mature, south facing grounds of approximately 0.6 acres and offering huge potential is this fabulous Edwardian family home located in a premier road within Tadworth village.

The property offers generous accommodation laid out over three floors with a wealth of character throughout, including period fireplaces, picture rails and high ceilings to name just a few. To the ground floor there is a spacious entrance hall, a double aspect sitting room with access to the rear garden, a dining room with views over the rear garden, a study and a cloakroom. Also to the ground floor is an open-plan kitchen/breakfast room with an extensive range of fitted units, integrated appliances, an Aga and double doors leading through to the conservatory providing views and access outside.

A staircase flanked on one side by stained glass windows leads to the first floor. There are six bedrooms across the first and second floors. The principal bedroom comes with a range of fitted wardrobes with five further bedrooms, an ensuite bathroom, two separate family bath/shower rooms and a laundry room.

Outside the property sits within beautiful grounds with gardens to the rear offering privacy and well presented formal lawns. A large sun terrace wraps around the property with a carriage driveway and a detached double garage to the front. The property is offered to the market with no on-going chain.



# The Avenue, Tadworth, KT20

Approximate Area = 3553 sq ft / 330.1 sq m  
 Limited Use Area = 64 sq ft / 5.9 sq m  
 Garage = 357 sq ft / 33.2 sq m  
 Total = 3974 sq ft / 369.2 sq m

For identification only - Not to scale



Denotes restricted head height



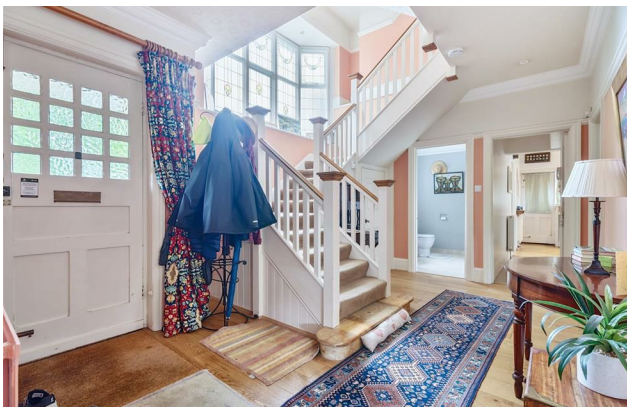
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Fine & Country. REF: 1136323

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			69
(55-68) <b>D</b>		49	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	



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