



**FINE & COUNTRY**  
Kingswood

*58b Cross Road*  
Tadworth, Surrey KT20 5ST

## Property at a glance

- Six Bedroom Family Home
- Four Luxury Bath/Shower Rooms
- Three Reception Rooms & First Floor Study
- Open Plan Kitchen/Family Room
- Utility Room/Cloakroom
- Garden Home Office
- Superbly Presented Throughout
- EV Charging Point
- Attached Double Garage & Driveway
- Walking Distance To Tadworth Village & Railway Station

## Setting

This spacious family home is ideally situated in one of Tadworth's sought-after locations and is conveniently close to the excellent facilities of Tadworth, Walton on the Hill & Epsom. Tadworth Station provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8, 1.7 miles to the south whilst both Gatwick and Heathrow airports are within reach.

Locally there is a good choice of state and independent schools including Chinthurst, Aberdour, Walton on the Hill Primary and Tadworth Primary.

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.

Tadworth village offers a post office, convenience store, butchers, fishmongers and a range of other shops. Epsom, Walton on the Hill, Kingswood and Banstead offer excellent shopping facilities, restaurants and a healthy selection of pubs and cafes.

**TERMS:**  
Tenancy term to be agreed between Landlord and Tenant. Rent payable monthly in advance. The tenant is responsible for the cost of all utility bills applicable to this property and council tax. A security deposit will be required in cleared funds prior to the start of the tenancy, which will be lodged with the TDS (Tenant Deposit Scheme). Should a tenant need to be released early from the Tenancy this is subject to the Landlord being in agreement. Figures to be confirmed upon request. All other terms are subject to negotiation and agreement.

£5,250 PCM

# 58b Cross Road

AVAILABLE FROM EARLY OCTOBER 2024. Located within walking distance of Tadworth village and railway station is this extremely spacious six bedroom family home. The accommodation is laid out over three floors and offers a superb garden office.

To the ground floor is a triple aspect living room with a feature fireplace and patio doors to the rear garden, a dining room with wood flooring, a modern open-plan kitchen/family room with a delightful kitchen area offering a range of modern fitted units, extensive worktop space, Pro-Boil instant hot water tap and a range of integrated appliances. Tiled floor flows throughout the open-plan room with bi-folding doors opening to the rear garden and door leading to the utility room with door opening to the side of the property. Also to the ground floor is a cloakroom.

To the first floor is the master bedroom with a range of fitted wardrobes and a modern ensuite bathroom with separate shower, bedroom two with fitted wardrobes and ensuite shower room, three further bedrooms, a study with a range of fitted office furniture. There is a luxury family bathroom with separate shower. To the top floor are two further bedrooms, one with fitted wardrobes and a shower room. There is also plenty of eaves storage.

Step outside to the rear garden and you will find a recently laid patio, a lawned area, a detached garden room/office with a cloakroom, air conditioning and bi-folding doors opening to a patio area with a gas fired firepit. To the front is a large driveway with an EV charging point and access to the double garage.

Deposit £7,961.53 (6 Weeks)

Council Tax Band - G

Available Early October 2024



# Cross Road, Tadworth, KT20

Approximate Area = 2702 sq ft / 251 sq m  
 Limited Use Area(s) = 478 sq ft / 44.4 sq m  
 Garage = 324 sq ft / 30.1 sq m  
 Outbuilding = 213 sq ft / 19.7 sq m  
 Total = 3717 sq ft / 345.3 sq m  
 For identification only - Not to scale

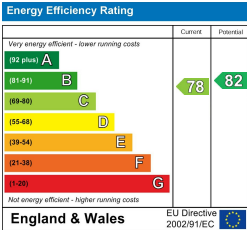


**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄t̄h̄ēc̄ōm 2024. Produced for Fine & Country. REF: 1159251

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.





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