

Kennedys'

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10, Avenue Close
Tadworth
KT20 5DF

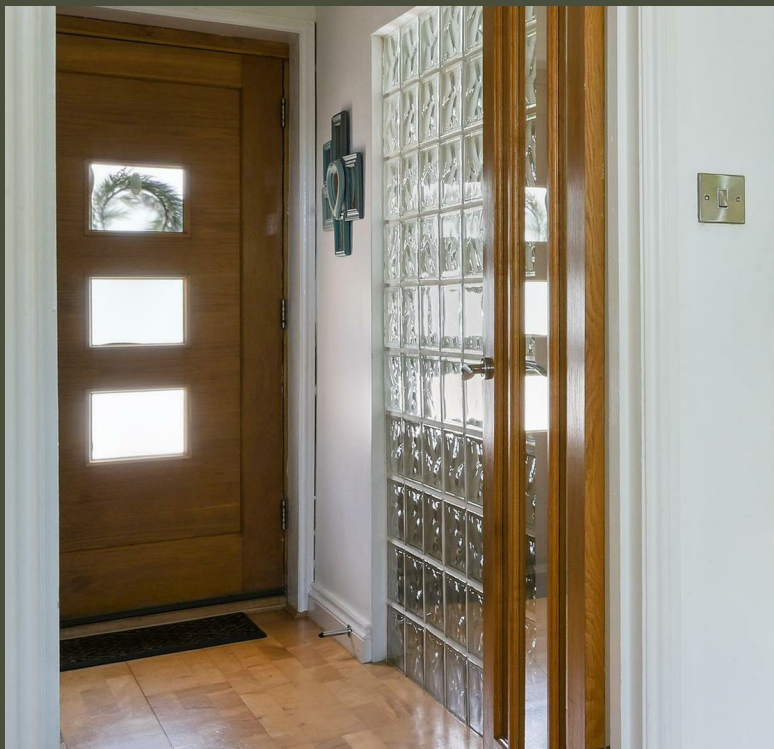
A well presented three-bedroom semi-detached home tucked away in a quiet cul-de-sac on the edge of Tadworth village. Offering 1,250 sq ft of well-planned accommodation, this stylish home combines spacious living areas, a generous garden and an excellent location within walking distance of the village centre, train station and local amenities.

£750,000



- Stylish three-bedroom semi-detached home
- Impressive 25ft fitted kitchen
- Private, secluded rear garden
- Quiet cul-de-sac location on the edge of Tadworth village
- Spacious sitting room with open-plan lounge and dining area
- Double glazing throughout
- Summer house
- Well placed for highly regarded local state and independent schools





PROPERTY DESCRIPTION

Whether you are looking for your first family home or perhaps a convenient down size, the search criteria are both likely to be fairly similar; close to shops and station, access to good walks, restaurants and shops, preferably in a quiet location, with great size rooms, plenty of private and visitors parking, good sized secluded garden, and all in great condition, with double glazing and gas fired heating by radiators. Sounds like a big ask, but not that big, as this stylish three bedroom semi detached home demonstrates beautifully.

Located on the edge of Tadworth village, in a small cul de sac only a short distance from the heart of the village, this is a home that offers all the above criteria, with 1250 sq ft of accommodation and summer house, including a good sized reception room, open plan lounge and dining room area, garden room and a 25ft long kitchen, whilst to the first floor are three good size bedrooms, modern bathroom and separate wc.





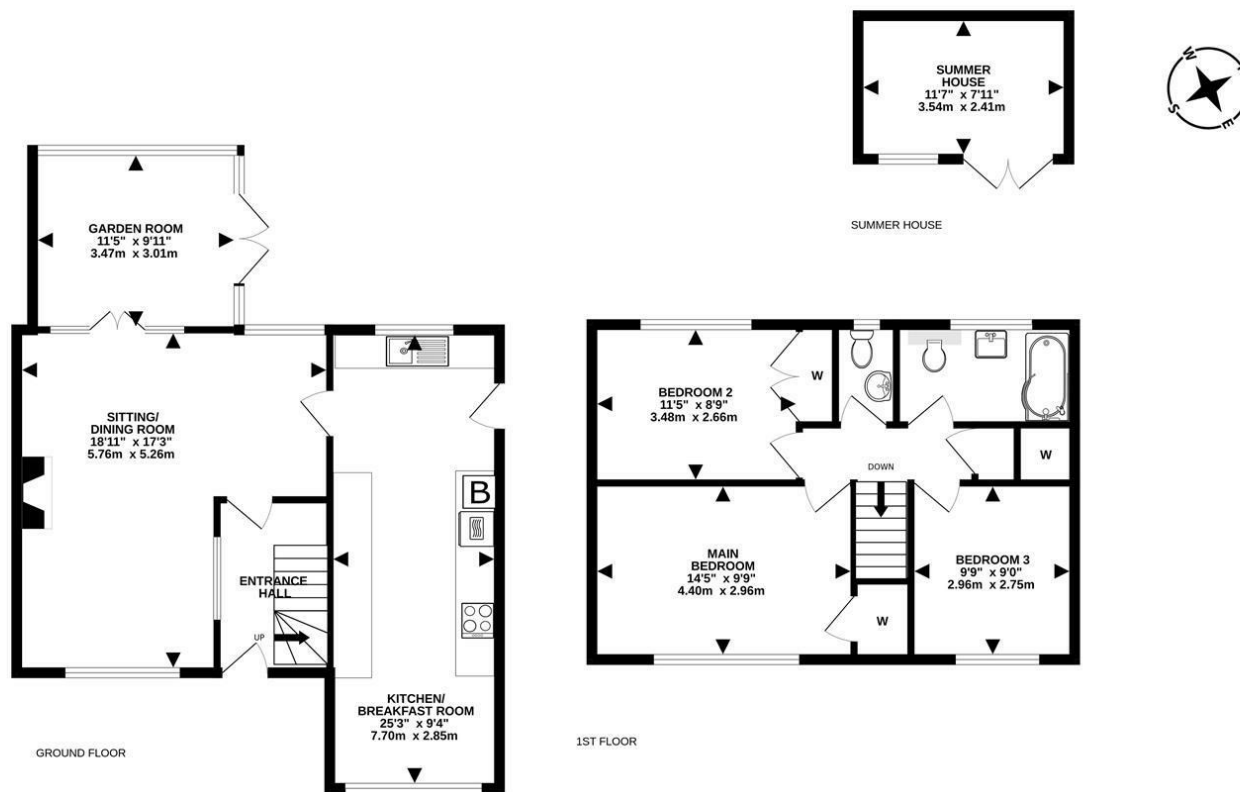


LOCAL AREA AND AMENITIES

Avenue Close is set within a popular residential cul de sac, located off one of the best and most sought after roads in the Tadworth area, and is perfectly located for access into the village, as well as Tadworth Train Station offering regular trains into London. Just 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 Tadworth Primary School & Chinthurst Prep School as well as City of London Freeman's School, The Beacon and Epsom College to name but a few.

For further information and to arrange a private viewing please call our sales office on 01737 817718.





MAIN HOUSE 107.6 SQ.M (1159 SQ.FT) SUMMER HOUSE 8.5 SQ.M(92 SQ.FT)

TOTAL FLOOR AREA : 1250 sq.ft. (116.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	66	77
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: D
COUNCIL: Reigate and
Banstead
TAX BAND: E

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