

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

20, The Walled Garden
Tadworth
KT20 5UR

A charming two-bedroom, two-bathroom cottage-style home set within the highly desirable gated Walled Garden development in Tadworth. Offering approximately 864 sqft of accommodation, private courtyard gardens, a car port and ample parking, the property combines modern comforts with the opportunity to personalise the interior.

£410,000



2



2



2



1

- Two double bedrooms
- Conservatory overlooking the courtyard garden
- Allocated car port plus ample resident and visitor parking
- Two bathrooms, including one en-suite
- Private, low-maintenance courtyard gardens
- Walking distance to Tadworth village and railway station





PROPERTY DESCRIPTION

Tucked away within the ever-popular Walled Garden development, this charming two-bedroom, two-bathroom home offers a wonderful balance of character and comfort. The Walled Garden is a highly sought-after development on the edge of Tadworth village, adjacent to Heathcote Medical Centre and opposite Tadworth Primary School. The accommodation over two floors measures around 864 sq ft, with entrance hall, cloakroom, open plan reception room and conservatory to the ground floor, whilst to the floor are two good sized bedrooms, ensuite to bedroom one and a family bathroom. Gas fired heating by radiators and double glazing provide everything you need in a modern home, whilst the interior offers an opportunity to put your stamp on it.

To the outside, The Walled Garden is a private gated development offering ample private/visitor parking, and a separate car port, whilst the cottage has its own private courtyard gardens, which are easy to maintain and allow just that bit of outdoor space to enjoy.









LOCAL AREA/AMENITIES

The village of Tadworth is within easy reach and offers an excellent range of local shops and everyday amenities, including independent traders such as butchers, fishmongers, bakers, dry cleaners, vets and an award-winning gift shop, along with coffee shops, restaurants, a village supermarket and a mainline station to London. Tadworth Primary School and Chinthurst Prep School are both within walking distance, while the area is also well served by a number of highly regarded private and secondary schools including Reigate Grammar, Epsom College, City of London Freeman's and Reigate College, as well as several local nurseries. Recreational facilities nearby include Walton Heath Golf Club, Kingswood Golf Club, David Lloyd in Epsom and Tadworth Leisure Centre, among others. Tadworth Railway Station is a short walk away, providing regular services to London Bridge and Victoria, while Junction 8 of the M25 can be reached in approximately 10 minutes by car.

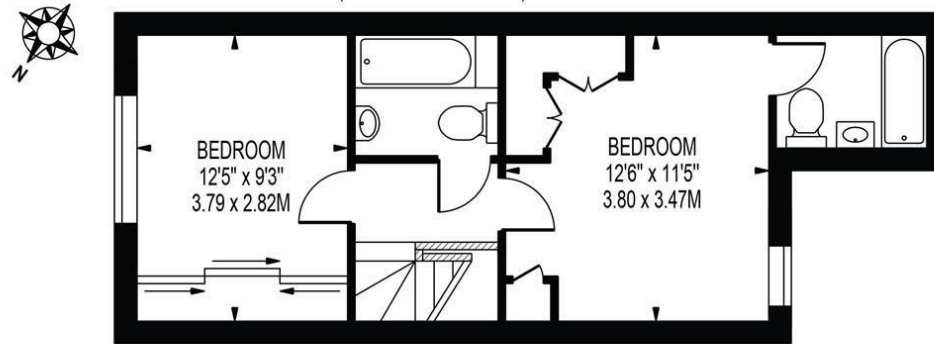
Whether you are looking for a peaceful place to call home or a property within a thriving village community, this appealing house offers the best of both.

For further information or to arrange a private viewing, please contact a member of Kennedy's sales team on 01737 817718.

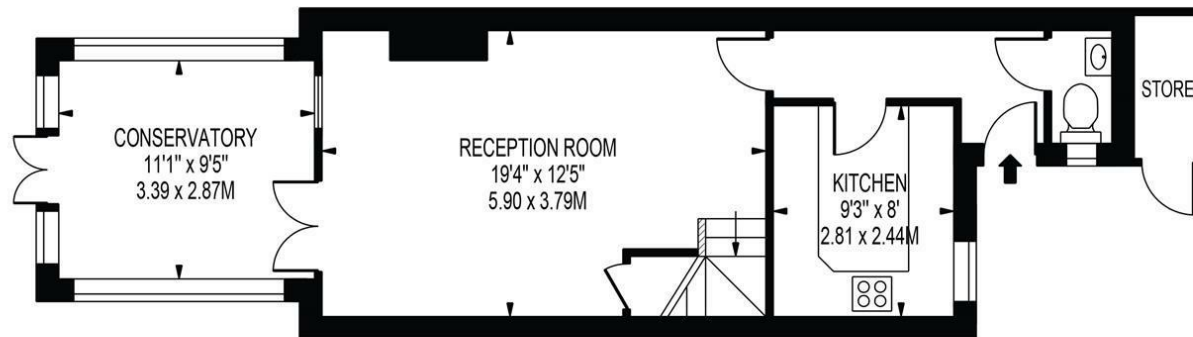
A large, stylized white signature or logo on a dark background. The signature is fluid and cursive, starting with a large 'K' and ending with a long, sweeping tail.

THE WALLED GARDEN

APPROXIMATE GROSS INTERNAL FLOOR AREA: 864 SQ FT - 80.29 SQ M
(EXCLUDING STORE)



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92 plus)		
B (81-91)			
C (69-80)		76	80
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Mid energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

20, The Walled Garden

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: E

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 info@kennedys-ipa.co.uk

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