

# Kennedys'

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72, The Avenue  
Tadworth  
KT20 5DE

An attractive four-bedroom detached home on the highly sought-after The Avenue in Tadworth, offering over 2,000sq ft of accommodation on a generous plot with excellent potential to improve or extend (STPP). Ideally located for village amenities, reputable schools, and transport links, with ample parking, double garage, and a secluded west/north-west facing garden.

£895,000



- Four-bedroom detached home on the highly sought-after The Avenue in Tadworth
- Over 2,000sq ft of accommodation including multiple reception rooms
- Private driveway with ample parking and attached double garage
- Walking distance to Tadworth village, station and local amenities
- Generous plot with excellent potential to improve or extend (STPP)
- Spacious layout with sitting room, study, kitchen/breakfast room and utility
- Secluded west/north-west facing rear garden with terrace and lawn
- Well positioned for reputable schools, countryside and major transport links



# PROPERTY DESCRIPTION

If you asked most people which roads in Tadworth they would love to live in, I would imagine the The Avenue would be on pretty much everyone`s list; and for good reason. Then there are those who would love to live in The Avenue and buy a 4 detached house but just can`t quite get to the heights that most of them reach; but what if there was an opportunity that allowed you to buy a 4 bedroom detached house and then spend a bit of time improving , possibly even enlarging it ( subject to local authority planning of course )

This attractive detached home in The Avenue ticks all those boxes, situated on a good size plot that affords ample opportunity to both improve and possibly enlarge ( see above ). With just over 2000 sq ft of footprint, the accommodation currently comprises of entrance hall, front to back sitting room, study, cloakroom, breakfast room, kitchen and utility room, whilst to the first floor are four bedrooms and a family bathroom.

There is also the benefit of double glazed windows and heating by way of gas fired radiators.









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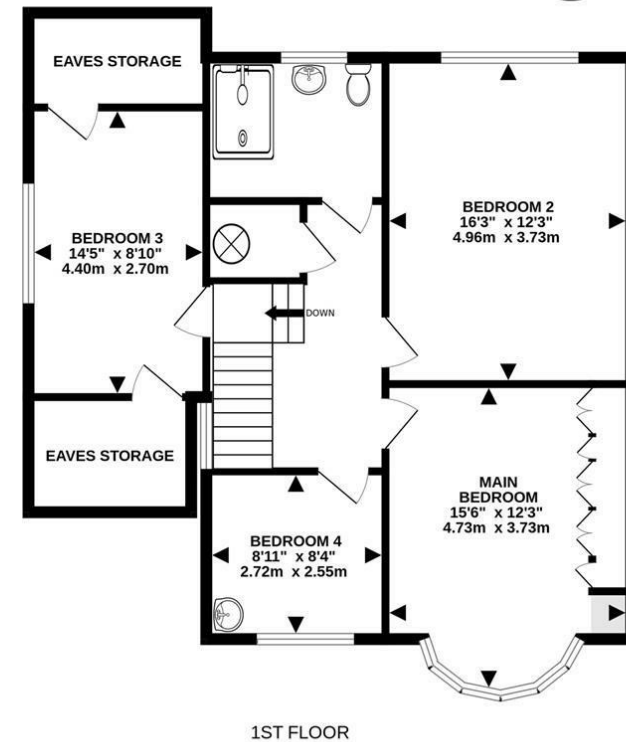
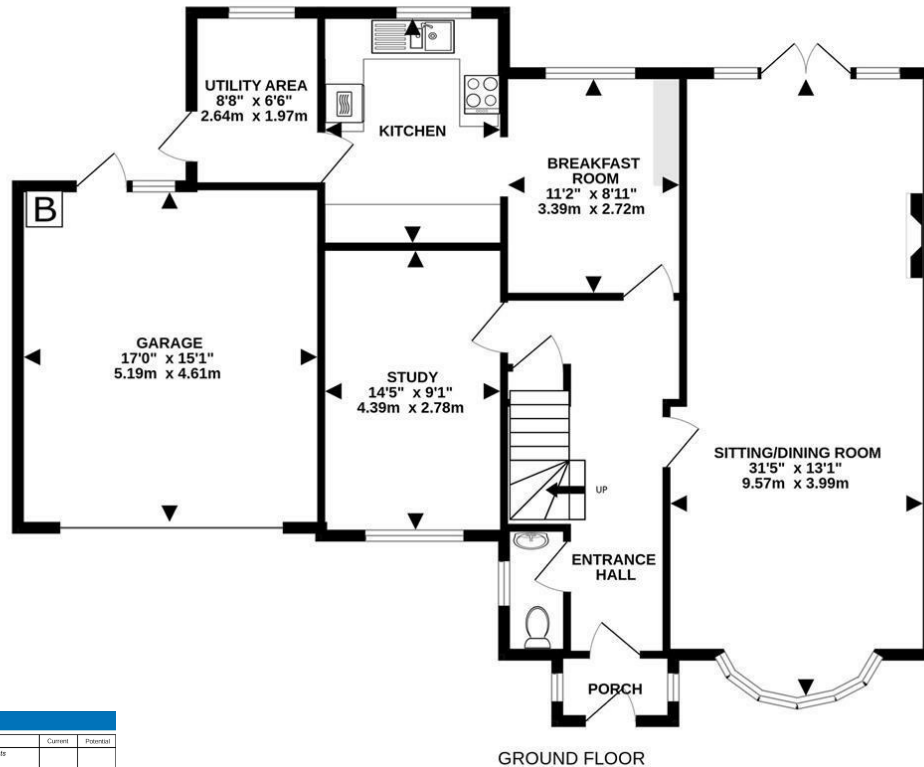
The Avenue is a highly popular and sought after location, on the edge of Tadworth village, whilst also benefitting from easy walkable access to Walton on the Hill.

The house 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.

The property is approached by way of a brick paved private drive that provides ample guest and private parking and gives access to the attached double garage, whilst the rear garden has a terrace area leading on to the main lawn, with fenced and herbaceous borders and a secluded W/NW aspect.

For further information or to arrange a private viewing, please feel free to contact a member of our sales team.



TOTAL FLOOR AREA : 2040 sq.ft. (189.5 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
174 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	75
(39-54) <b>E</b>	55
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Mid energy efficient - higher running costs	
<b>England &amp; Wales</b>	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 Freehold

EPC RATING: D

COUNCIL: Reigate & Banstead

TAX BAND: G

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