

# Kennedys'

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3, White Beam Way  
Tadworth  
KT20 5DL

Tucked away in the quiet, tree-lined cul-de-sac of White Beam Way this elegant and substantial four bedroom detached home blends charm with modern family living. It is set within a wonderful plot with the feature being the beautifully landscaped rear garden.

£1,095,000



- Elegant four bedroom detached family home
- Beautiful landscaped rear garden
- Quiet tree-lined cul-de-sac location

- Modern kitchen/ breakfast room
- Approx. 2,300 sq ft of accommodation
- Close to Tadworth village & station



# PROPERTY DESCRIPTION

Having sold some beautiful homes in White Beam Way over the years, it is only in recent times that I became aware of the fact that White Beams are a species of tree; which makes a lot of sense, given the nature of this quiet tree lined cul de sac, located just on the edge of Tadworth village. There were only a few houses in the cul de sac that I hadn't ever seen, and this elegant yet substantial 4 bedroom detached home was one of them, but we are now delighted to be representing the owner as their sole selling agent, and excited at the prospect of finding someone who will make this theirs, hopefully for many years to come.

This is a home of charm and character, combined with modern living running through the core of it, and even offers further opportunities to extend (subject to local authority planning) or alter as one may wish in the future, whilst enjoying a plot and garden that reflects a home of far greater size.

The aprox 2,300 sq ft of accommodation is laid over two floors, including Kitchen/breakfast room, dining & sitting room, utility, entrance hall and downstairs W/C to the ground floor, and to the first floor are four bedrooms, three of which are fantastic sized doubles that line up along the rear of the property. Bedroom two benefits from an en-suite, and the family bathroom provides for the remaining 3.

To the outside, the property is approached by way of a brick paved in and out drive, whilst to the rear is the jewel in the crown that is the brainchild of the current owner who has designed and executed a beautiful garden, for all seasons and for garden lovers or novices alike, and certainly perfect for entertaining friends and family (not to mention a kitchen garden area, for those who enjoy a bit of home grown salad and fruits!).









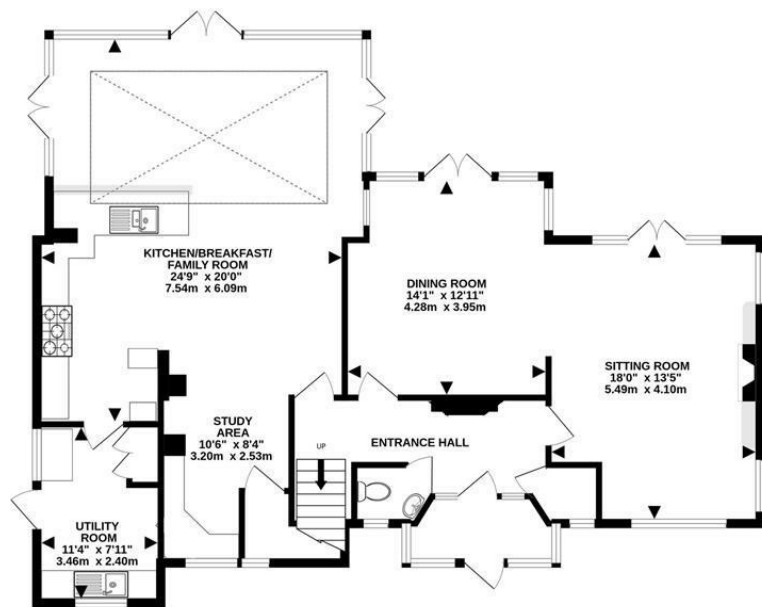
## LOCAL AREA

We hope that we have provided you with enough to spark your interest, together with the photography and floor plan, but should you have any questions or indeed wish to arrange a private viewing, please don't hesitate to contact a member of our sales team.

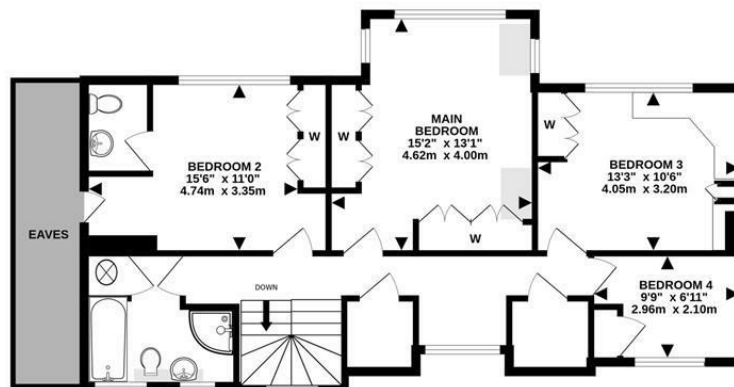
Tadworth village is within a short walk and is well served by local shops and facilities including independent traders such as butcher, fishmonger, baker, dry cleaner, vet, hairdressers, Fish & Chip shop and a number of restaurants, village supermarket and mainline train station to London. There are a variety of schools within the area including Tadworth Primary School, Chinthurst Prep School and the renowned City of London Freeman's School and Epsom College. Local recreational facilities are located at venues such as Tadworth Leisure Centre, Kingswood Golf Club, Surrey Downs Golf Club, David Lloyd in Epsom and Cheam, RAC at Woodcote Park and others besides.



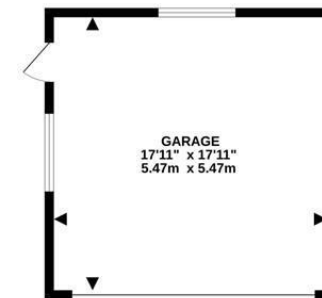
A stylized white signature or logo on a dark background. The signature is written in a cursive, flowing style, starting with a large 'C' and ending with a long, sweeping line.



GROUND FLOOR



1ST FLOOR



GARAGE



MAIN HOUSE 188.3 SQ.M(2027 SQ.FT) GARAGE 29.9 SQ.M(322 SQ.FT)

TOTAL FLOOR AREA : 2349 sq.ft. (218.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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| Energy Efficiency Rating                    |                   |
|---------------------------------------------|-------------------|
| Very energy efficient - lower running costs | Current Potential |
| (92 plus) A                                 |                   |
| (81-91) B                                   |                   |
| (69-80) C                                   | 69 73             |
| (55-68) D                                   |                   |
| (39-54) E                                   |                   |
| (21-38) F                                   |                   |
| (1-20) G                                    |                   |
| Mid energy efficient - higher running costs |                   |
| England & Wales EU Directive 2002/91/EC     |                   |

## 3, White Beam Way

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 & Banstead

TAX BAND: G

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.



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