

Kennedys'

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3 The Green
Dorking Road
Tadworth
KT20 5SQ

A truly charming double-fronted semi-detached cottage offering three bedrooms, two bathrooms, two reception rooms, an open-plan kitchen/breakfast room, utility room and cloakroom, this delightful home effortlessly combines period charm with practical family living.

OIEO
£699,950



- Double-fronted semi-detached character cottage
- Two bathrooms plus downstairs cloakroom
- Period features; sash windows, fireplace and coved ceilings
- Mature, beautifully established rear garden
- Three well-proportioned bedrooms
- Spacious open-plan kitchen/breakfast room
- Detached garage and private gated driveway
- Opposite Walton Heath and on the edge of Tadworth village



PROPERTY DESCRIPTION

You know those cottages that you walk by, and without thinking about it you find yourself stationary and taking in the charm and purity of its beauty? Well I suspect there are many who will have done just that when passing this beautiful, double fronted semi detached cottage; and actually, behind its beauty lies an unexpected depth that unfolds around almost every corner. Three bedrooms, two bathrooms, two separate reception rooms, open plan kitchen/breakfast room, utility room, cloakroom, not to mention a great detached garage of 20'1 by 12'1, private drive with gate to front and beautifully established rear gardens with log store and shed.

Open fireplace, sash windows, coved ceilings, and gas fired heating by radiators, are all part of the charm of this rare cottage, located on the edge of Tadworth village and over the road from the cricket pitch and heath, as well as being between two well known watering holes, and the recently opened Tea Room; this is a cottage that deserves some attention, and if we have whet your appetite to see/know more, we look forward to hearing from you and to arranging a viewing.







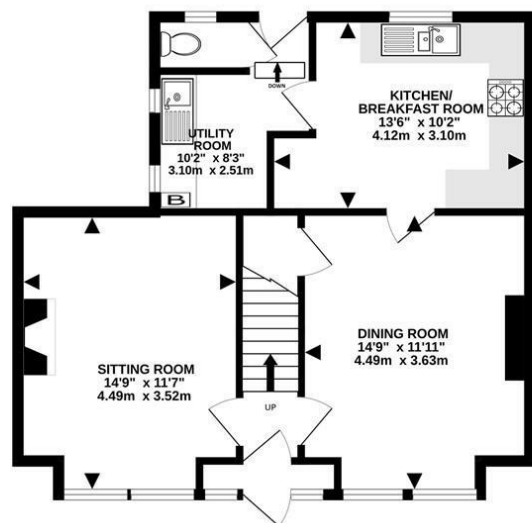


LOCAL AREA AND AMENITIES

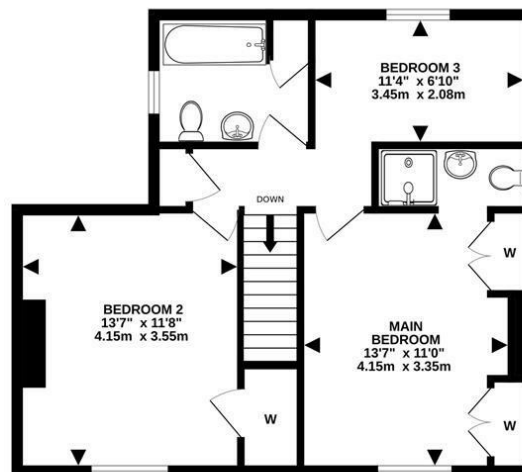
The Green is located just on the edge of Tadworth and Walton on the Hill Heath, easily accessible to local shops and facilities including independent traders such as butchers, fishmongers, bakers, dry cleaners, vets, and a cafe as well as restaurants, village convenience store, petrol station, fish and chip takeaway and a mainline train station to London. There are a variety of schools within the area including Chinthurst Prep School, Tadworth & Walton Primary Schools and the renowned City of London Freeman's School and Epsom College. Local recreational facilities are located at venues such as the world famous Walton Heath Golf Club, Kingswood Golf Club, Surrey Downs Golf Club, David Lloyd in Epsom and Cheam, RAC at Woodcote Park and others besides.

To arrange a viewing please call a member of the Kennedys' sales team on 01737 817718.

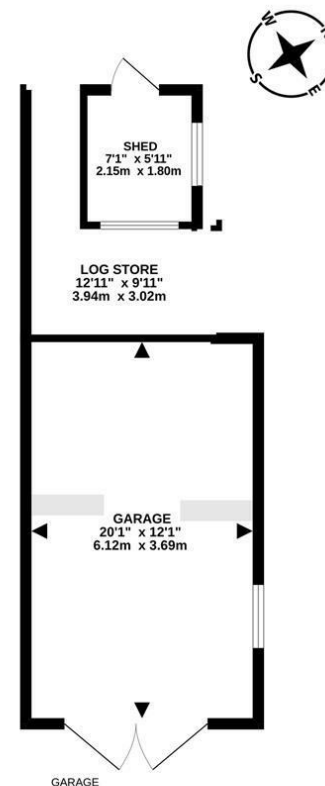




GROUND FLOOR



1ST FLOOR



GARAGE

MAIN HOUSE 109 SQ.M (1173 SQ.FT) OUTBUILDINGS 33.8 SQ.M (33.8 SQ.M)

TOTAL FLOOR AREA : 1537 sq.ft. (142.8 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		79
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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TENURE: Freehold

EPC RATING: D

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.



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