

Kennedys'

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Limelight
The Avenue
Tadworth
KT20 5DG

Limelight was designed and built by its current owner, and once you're inside, it's clear to see that every single decision was taken with care and attention to detail in mind. This 5 bedroom family home has been finished to the very highest of specifications, and is situated just a few minutes walk from Tadworth Rail station, on one of Tadworth's most desirable residential roads. Offered with NOONWARDCHAIN

£1,695,000



5



3



5



4

- 5 bedrooms
- Main bedroom with dressing room
- High specification finish
- Viewing by appointment only

- 5 bathrooms
- Modern design
- Close to village amenities
- NOONWARDCHAIN





PROPERTY DESCRIPTION

Nestled in this highly popular quiet backwater on the edge of Tadworth village, stands this modern and stylish home, built by and for our client, to his own exacting standards. The distinctive and crisp look of a fully rendered home, under a black slate roof and with high quality anthracite windows, unmistakably and unapologetically makes a bold statement, and sets the tone for what is to come as you work through the framed and glazed front door, in to the large reception hall with its large, square, porcelain floor tiles, downlighters and turned staircase with glass panels, not to mention the beautiful black doors that lead through to all the main ground floor rooms, including the study/bar room, sitting room and full width kitchen/dining/family room that runs 44' across the back of the house.. There is also a ground floor cloakroom and a utility room with a secondary cloakroom off it. The first floor offers the main bedroom, with large dressing room, en-suite shower room and access to a study/dressing/further dressing room. There are two further suites on the first floor, whilst bedrooms 4 and 5 are located on the second floor, both with their own en-suite shower rooms. In total, this is a home that offers just under 3600 sq ft of high quality, high spec living, including air source heat pump, underfloor heating, quality flooring, lighting, fully fitted kitchen, designer bathrooms, bi-folding doors to the rear, double glazing units throughout, and more besides.

To the outside, the property is approached by a brick paved driveway and forecourt area that provides ample private and visitor parking to the front and side, with potential (subject to local authority consent) for a garage to be attached to the side. To the rear the garden area is designed around easy maintenance and entertaining, with large areas of terracing that runs on to the main central area of astro turf.

The garden is easterly facing but enjoys a sunny and secluded aspect, and the property has stylish lighting that can be enjoyed both internally and externally all year round.







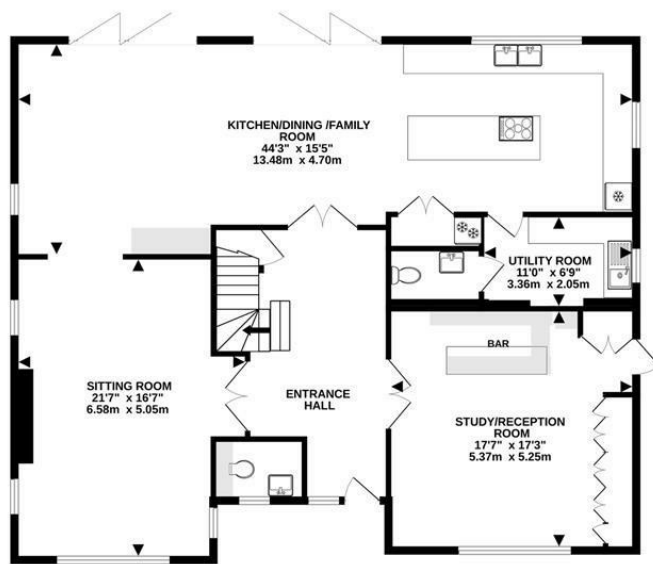


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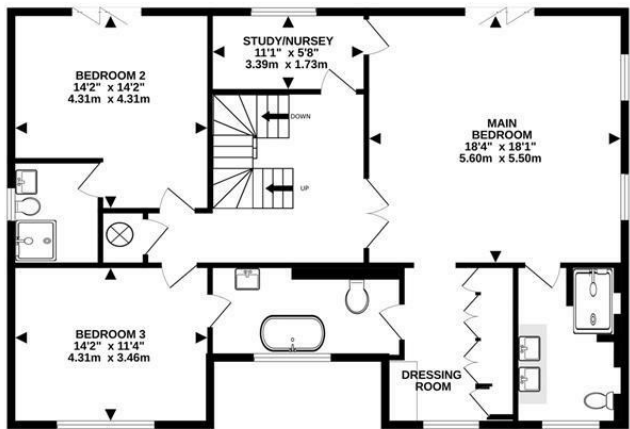
The Avenue is a highly popular and sought after location, on the edge of Tadworth village, whilst also benefitting from easy walkable access to Walton on the Hill. The house is perfectly located for access into the village, as well as Tadworth Train Station offering regular trains into London. Just a 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.

If you would like further information or to arrange a private viewing, please call a member of the Kennedys' sales team on 01737 817718.

A large, stylized white signature or logo, possibly representing the Kennedys' sales team, located in the bottom left corner of the page.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL FLOOR AREA : 3592 sq.ft. (333.7 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			
A	92 plus		
B	81-91		
C	69-80		
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	

82 87

35a, The Avenue

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TENURE: Freehold
 EPC RATING: B
 COUNCIL: Reigate and 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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