

# Kennedys'

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2, Killowen Close  
Tadworth  
KT20 5BQ

Sit within a corner plot, this detached five-bedroom family home has been thoughtfully designed for modern day living all within easy reach of Tadworth village.

£1,100,000



5



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3



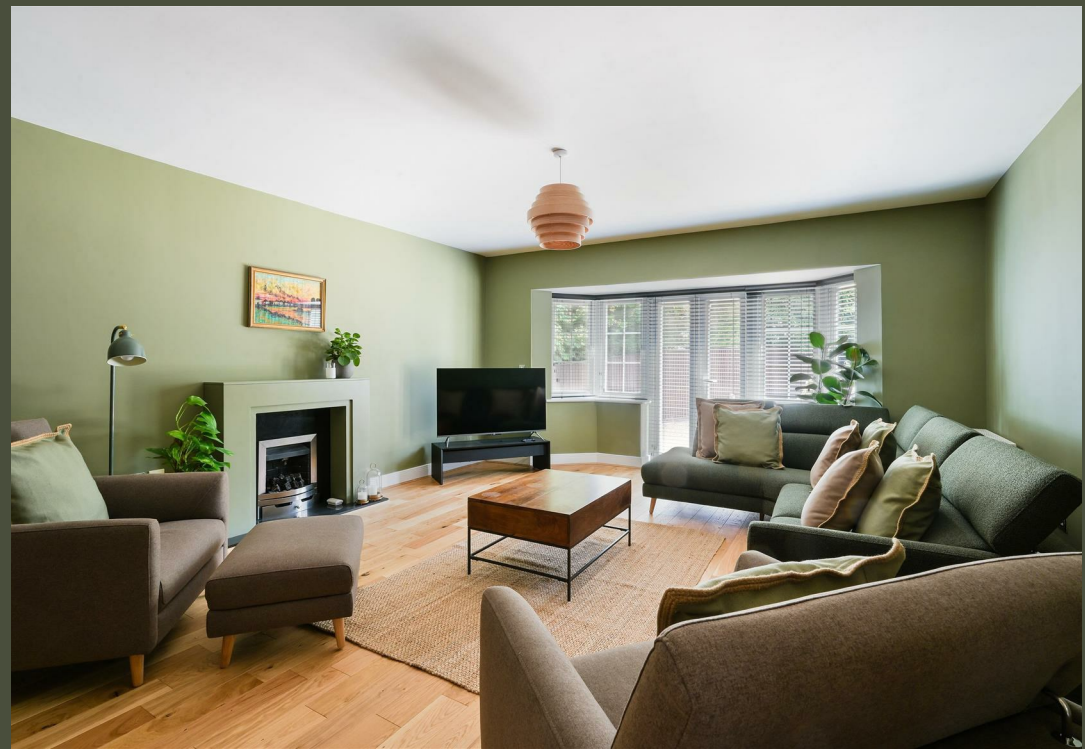
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- Substantial corner plot within a private development
- Four further bedrooms, and two bathrooms
- Elegant sitting room with gas fireplace
- Walking distance to Tadworth village and mainline station

- Principal suite with dressing room & en-suite bathroom
- Impressive reception hall with feature split staircase
- Garden with decked entertaining area
- Viewing highly recommended









# PROPERTY DESCRIPTION

Built by Antler Homes in 2008, this modern five bedroom detached home occupies a substantial corner plot within a small private development and provides exceptionally spacious accommodation measuring just over 2500 sq ft of footprint over two floors. The large reception hall sets the tone for this stylish home, with its central split staircase, off which are storage cupboards, separate cloakroom, kitchen/dining area with double doors onto the garden, fitted with a shaker style kitchen, granite work surfaces, integrated fridge/freezer, dishwasher, microwave and double oven with 5 ring gas hob and ceramic tiled flooring. Off the kitchen is a handy utility room giving side access to the garden, with stainless sink and space for washing machine and tumble dryer. There is also a good size larder cupboard in the kitchen. The kitchen also has direct access into the dining room, which in turn has further double doors from the hallway. On the other side of the hallway, is a stunning, fully fitted home office with doors leading to a spacious family lounge with a centerpiece gas fireplace and double doors to the rear garden.

To the first floor, the impressive landing leads to the primary suite complete with en suite bathroom, separate shower and fitted dressing room. Bedroom two enjoys fitted wardrobes and an en-suite shower room, and there are three further bedrooms, some with fitted wardrobes and dressing table all sharing the modern family bathroom. Every room enjoys black wooden venetian blinds which compliment the modern styling of the house.

The rear garden is a good size corner plot laid mainly to lawn with paved paths and deck area, with the electric awning giving shade on sunniest of days. The garden benefits from two access gates to the front garden, and access to the double garage.











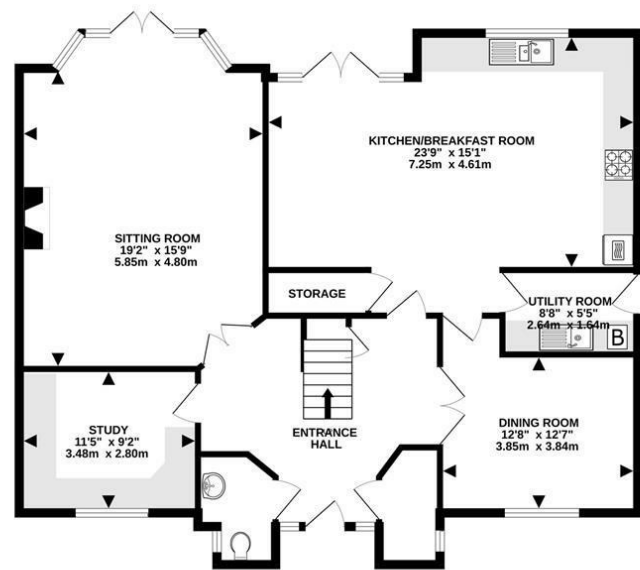


# LOCAL AREA AND AMENITIES

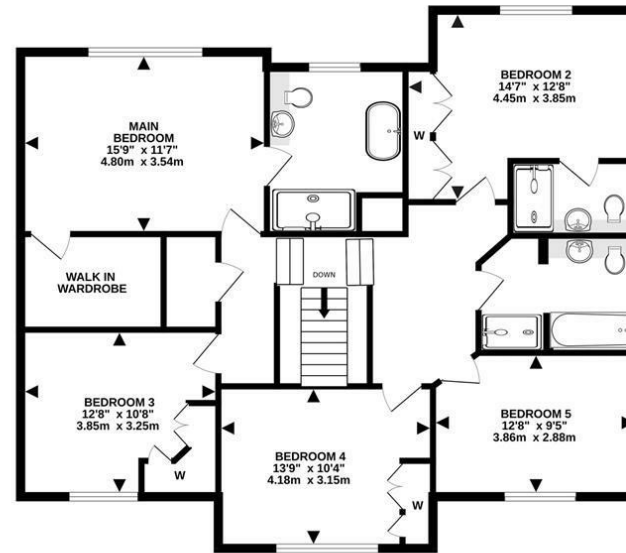
Located in one of Tadworth's finest developments, the village is within a short distance and is well served by local shops and facilities including independent traders such as butchers, fishmongers, dry cleaners, vets, and barbers as well as Tesco supermarket, three restaurants, fish and chip shop, two surgeries (including Heathcote Medical Centre opposite ) independent coffee shop and mainline train station to London. There are a variety of schools within the area including Tadworth Primary School which is within walking distance, Chinthurst Prep School, and further afield are Aberdour, Downs End, and renowned City of London Freeman's School and Epsom College. Local recreational facilities are located at venues such as Tadworth Sports Centre, Kingswood Golf Club, Surrey Downs Golf Club, David Lloyd in Epsom and Cheam, RAC at Woodcote Park and others besides. The mainline station at Tadworth has a direct line to London Bridge, with other city stations being easily accessed via East Croydon or/and Purley. The M25 motorway is accessible via either junction 8 or 9 , with both Gatwick and Heathrow airports within approximately 16 and 21 miles respectively (depending on departure point).

For further information please contact our Sales Team on 01737 817718 to arrange a private viewing.

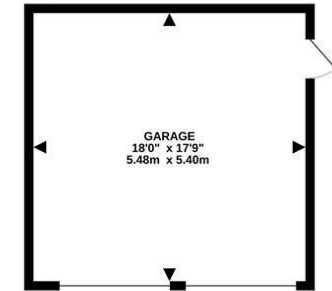
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GROUND FLOOR



1ST FLOOR



GARAGE

MAIN HOUSE 236.4 SQ.M(2544 SQ.FT) GARAGE 29.6 (319 SQ.FT)

TOTAL FLOOR AREA : 2863 sq.ft. (266.0 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 |           |
| (92 plus) <b>A</b>                          |           |
| (81-91) <b>B</b>                            |           |
| (69-80) <b>C</b>                            |           |
| (55-68) <b>D</b>                            |           |
| (39-54) <b>E</b>                            |           |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| Current                                     | Potential |
| 79                                          | 84        |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

## 2, Killowen Close

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

Council

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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