

Kennedys'

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18A, Cross Road
Tadworth
KT20 5SR

Kennedys are delighted to offer to the rental market this fully refurbished 2 bedroom first floor maisonette within 2 minute walk to Tadworth Train Station and Local Amenities. Available from 20th March.

£1,650 Per
Month



- Two Bedroom Maisonette
- Modern Kitchen
- L-Shaped Lounge/Diner
- Easy Access to Tadworth Train Station

- Refurbished Throughout
- Modern Fitted Shower Room
- Gas Central Heating
- Viewings by appointment only



PROPERTY DESCRIPTION

This delightful two-bedroom maisonette was fully refurbished in 2024 and is presented in excellent condition throughout. Improvements include new windows, a modern gas central heating system, contemporary fitted kitchen and shower room, new flooring and full redecoration.

Accessed via a communal entrance at ground level, the property is approached to the rear where metal steps lead up to the private front door.

The accommodation comprises an L-shaped lounge/dining area with adjoining modern fitted kitchen complete with oven and hob, two double bedrooms and a stylish fitted shower room. Wood-effect flooring runs throughout, complemented by double glazing and a gas boiler serving the central heating system.

The property is connected to mains water, drainage, electricity and gas.

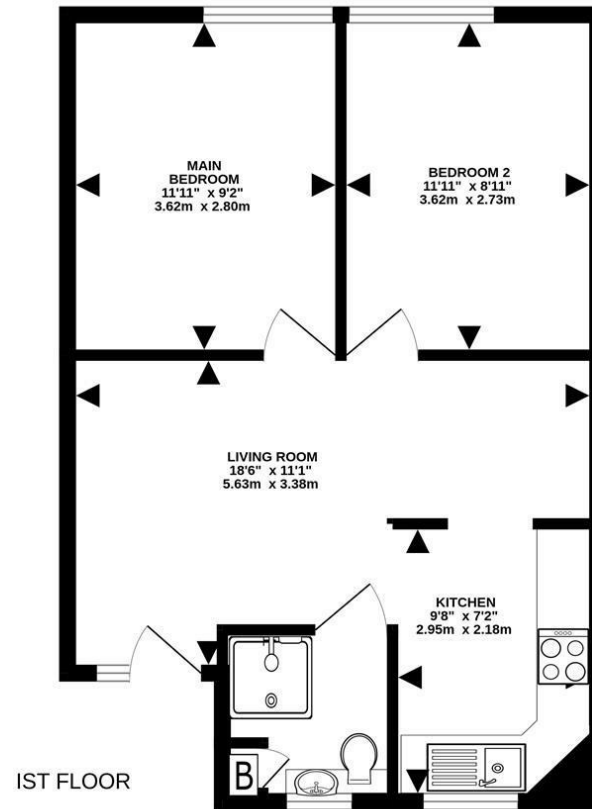
Photographs were taken in 2024 and may not reflect the property's current condition

Perfectly located for access to the Epsom Downs, as well as Tadworth Train Station offering regular trains into London, and a short walk away from local shops and facilities including independent traders such as butcher, fishmonger, baker, hairdresser, coffee shop, dry cleaner, vet, bank, restaurant, 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 4 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 and Chinthurst Prep School as well as City of London Freeman's School and Epsom College to name but a few.

For further information or to arrange a viewing please don't hesitate to call the Kennedys Lettings team.







TOTAL FLOOR AREA - 480 sq.ft. (44.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix C2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(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	

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If you would like to arrange a viewing, please call a member of the Kennedys Lettings team on 01737 817718

TENURE: Leasehold

EPC RATING: C

COUNCIL: Reigate & Banstead

TAXBAND: B

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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