



Kingswood Road, Tadworth

The **PERSONAL** Agent

Guide Price £650,000

Freehold

- No onward chain for a smooth purchase
- Set on a generous 0.17 acre plot
- Westerly facing 150ft rear garden
- Impressive 75ft frontage for privacy
- Three well proportioned bedrooms
- 24ft living room & kitchen/breakfast room
- Main bathroom & downstairs shower room
- 29ft detached garage and ample parking
- Scope to modernise and extend (STPP)
- Walk to Tadworth village and station

Set on one of Tadworth's most sought after residential roads, this attractive 1920s semi detached home offers a wonderful balance of character, space and future potential. Available with no ongoing chain, it presents an excellent opportunity for buyers looking for a smooth and uncomplicated purchase.

Occupying a generous 0.17 acre plot, the home enjoys abundant natural light all day, with a westerly aspect that brings warm afternoon and evening sunshine across the house and garden. An impressive 75ft frontage means the house is set well back from Kingswood Road, creating a sense of privacy rarely found so close to the village.

To the rear, the approximately 150ft garden provides a mature, green and private setting, perfect for relaxing, entertaining, or giving children the freedom and space to burn off energy.



Inside, the home retains much of its original charm while offering well proportioned accommodation suited to modern family life. A welcoming entrance hall leads to a through lounge/dining room, ideal for both everyday living and hosting.

The extended kitchen adds further practicality, while upstairs there are three comfortable bedrooms and a family bathroom. Although some modernisation would enhance the property, this simply adds to the appeal for buyers keen to personalise and potentially extend, subject to the usual consents.

Externally, the generous driveway provides parking for multiple vehicles, complemented by a workshop and double length garage, a rare and valuable feature in this location. The rear garden, mainly laid to lawn and bordered by mature planting, offers a peaceful retreat

with plenty of space for family life, play and outdoor dining.

The location is equally compelling. Positioned within easy walking distance of Tadworth Village and the mainline station, the house enjoys the convenience of local shops, cafés and transport links, while still feeling tucked away in a quiet, established neighbourhood. Tadworth is known for its strong sense of community, excellent schools and access to wide open green spaces, making it a popular choice for families.

Offered chain-free, on a substantial and private plot, and located on one of the area's finest roads, this is a home with enormous potential and long-term appeal. A viewing is highly recommended to fully appreciate the setting, proportions and opportunity on offer.

Tenure: Freehold
Council Tax Band: E

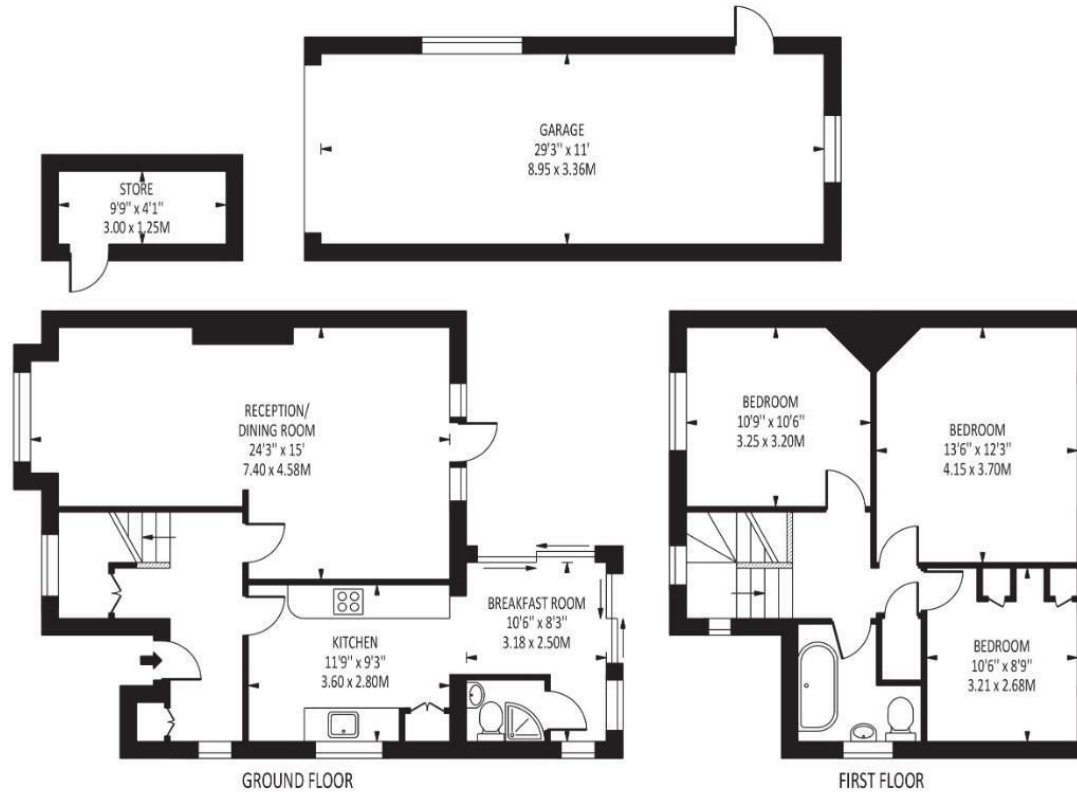




The **PERSONAL** Agent

Kingswood Road

Total Area: 1488 SQ FT • 138.28 SQ M
(Including Garage & Store)
Garage Area : 324 SQ FT • 30.07 SQ M
Store Area : 40 SQ FT • 3.75 SQ M



GROUND FLOOR

FIRST FLOOR

Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	75
England & Wales		
EU Directive 2002/91/EC		

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
Agent

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

