



Stanton Grove, Tadworth

The **PERSONAL** Agent

Guide Price £525,000

Freehold

- Two double bedrooms
- Private cul de sac location
- Private garden directly backing woodland
- Off street parking
- Spacious sitting room with bi folding doors leading to garden
- No onward chain
- Stylish shaker style kitchen with premium Siemens integrated appliances
- Modern family bathroom finished to a high contemporary specification

A beautifully presented two bedroom home in the heart of sought after Tadworth, offering stylish contemporary living and a landscaped rear garden. Featuring a spacious open plan living area with bi fold doors, a high specification Siemens kitchen, and two allocated parking spaces. Ideally located within walking distance of the village centre, excellent schools, and Kingswood station, with direct links to London.

Situated in the desirable Surrey village of Tadworth, this attractive two bedroom home offers thoughtfully designed accommodation, modern finishes, and excellent outdoor space, making it an ideal choice for first time buyers, professionals, or those looking to downsize.

The property opens into a welcoming entrance hall, providing access to a convenient ground floor cloakroom and a beautifully appointed kitchen. Designed with classic shaker style cabinetry, the kitchen is equipped with a range of integrated Siemens appliances, including a gas hob with extractor, oven, microwave, fridge, and dishwasher, delivering both style and practicality.

To the rear of the home, the generous open plan living and dining room creates a bright and versatile living space. Large bi fold doors open directly onto the rear garden, allowing natural light to pour in while providing the perfect setting for entertaining guests or enjoying everyday family life. There is ample room for both comfortable seating and a dining table, creating a flexible space to suit a variety of lifestyles.

Upstairs, the accommodation comprises two spacious bedrooms and a contemporary family bathroom finished to a high standard. The second bedroom enjoys two front facing windows and excellent fitted wardrobe storage, while the principal bedroom overlooks the rear garden and surrounding greenery, benefiting from a substantial built in wardrobe and additional airing



cupboard.

Outside, the landscaped rear garden has been designed for easy maintenance, combining a paved terrace with a lawned area to create an inviting outdoor retreat. Side access leads to the front of the property, where two allocated parking spaces provide added convenience.

Enjoying an enviable position in the heart of Tadworth, the property is perfectly placed to take advantage of the village's excellent selection of everyday amenities. Just a short stroll away, the high street offers a charming mix of independent retailers, including a traditional butcher, bakery, fishmonger, florist, and dry cleaner, alongside cafés, restaurants, and a convenient village supermarket.

For commuters, Kingswood railway station is approximately half a mile from the property, providing regular direct services into London, while the surrounding road network offers straightforward access to the M25, A217, and A24.

The area is particularly well regarded for its excellent educational provision, with a choice of highly regarded state and independent schools nearby, including Tadworth Primary School, Chinthurst School, City of London Freeman's School, and Epsom College.

Residents are also well catered for when it comes to leisure and recreation. A number of prestigious golf courses, including Kingswood Golf Club and Surrey Downs Golf Club, are within easy reach, while the RAC Club at Woodcote Park and David Lloyd health clubs in Epsom and Cheam provide first class fitness and sporting facilities.

Combining a desirable village setting with excellent transport connections, highly regarded schools, and an outstanding range of local amenities, this superb home offers an exceptional lifestyle opportunity in one of Surrey's most sought after locations.

Tenure- Freehold
Annual service charge amount (£) - 400.00
Council tax band- D

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

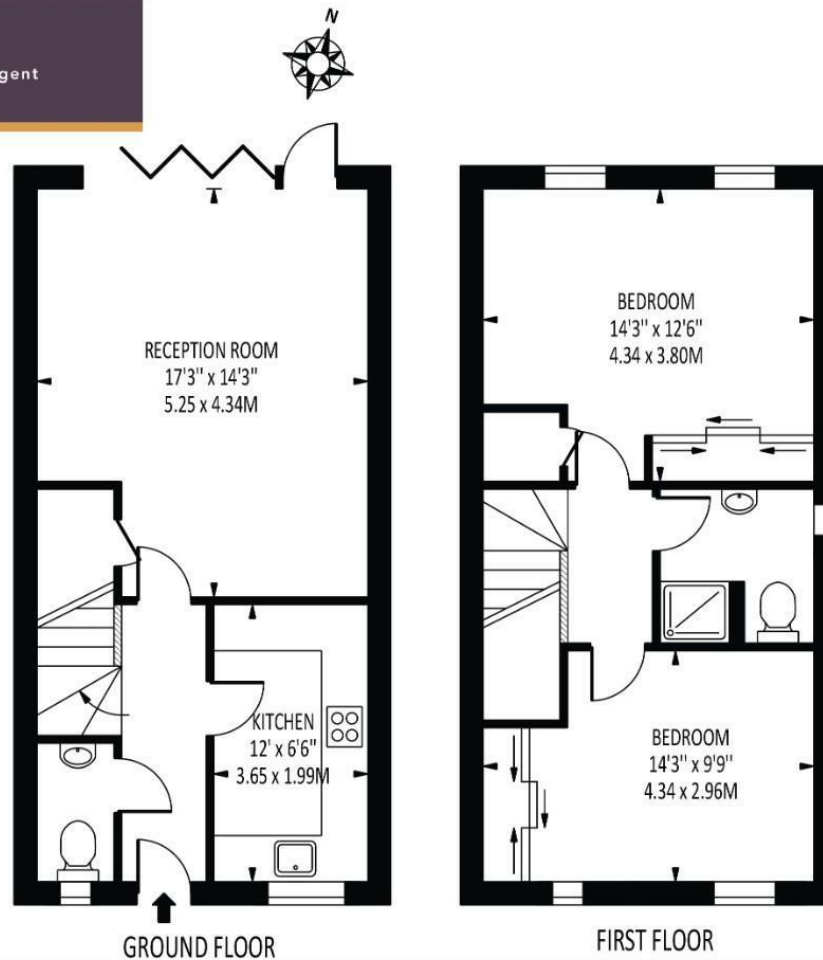




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Total Area: 833 SQ FT • 77.40 SQ M



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		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(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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TADWORTH & KINGSWOOD OFFICE

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LETTINGS & MANAGEMENT

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