

Kennedys'

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2, The Oaks, 49
Tadworth Street
Tadworth, KT20 5RG

Kennedys are delighted to be presenting this substantial detached family home to the market, with 5 generous double bedrooms, 3 bathrooms, private garden and double garage, all found within this executive gated development. Available mid August as Unfurnished

£4,500 Per
Month



- Detached Family House
- Three Reception Rooms
- Three Bathrooms
- Short Walk to Tadworth Station
- Available Mid August

- Five Double Bedrooms with Wardrobes
- Kitchen with Orangery
- Double Garage & Parking
- Enclosed Rear Garden
- Pets Considered*



PROPERTY DESCRIPTION

Upon entering Walton house you are welcomed by a large hallway featuring impressive stairs to the first floor, downstairs cloakroom and understairs storage cupboard. Most of the ground floor rooms are found off the entrance hall, including a front facing study, formal dining room / family room, utility room with side access, and impressive south-east facing living room with French doors out to the garden beyond. The country-style kitchen is a lovely open space, complete with range cooker and integrated appliances such as the fridge/freezer and dishwasher. This leads through to the garden room which also benefits from a south-easterly aspect, providing floods of light and access out into the garden via French doors.

On the first floor the main bedroom is an impressive suite, with a dressing area, en-suite, and large main bedroom area. The rest of the level comprises of two further generous doubles, a family bathroom and a staircase up to the top floor which features yet another two double bedrooms and a shower room between them, all bedrooms have large fitted wardrobes.

Outside the property benefits from a detached double garage, private parking for 3 cars, and two further visitors parking bays within the development. The rear garden has a patio area alongside well maintained lawn and raised beds.

The property is available Now, as Unfurnished. Pets considered
Council Tax Band G – Reigate and Banstead County Council

The village of Tadworth is well served by local shops and facilities including independent traders such as butchers, fishmongers, bakers, dry cleaners, vets, and florist as well as banks, restaurants, village supermarket and mainline train station to London. There are a variety of schools within the area including Tadworth Primary, Walton Primary, Chinthurst Prep School,







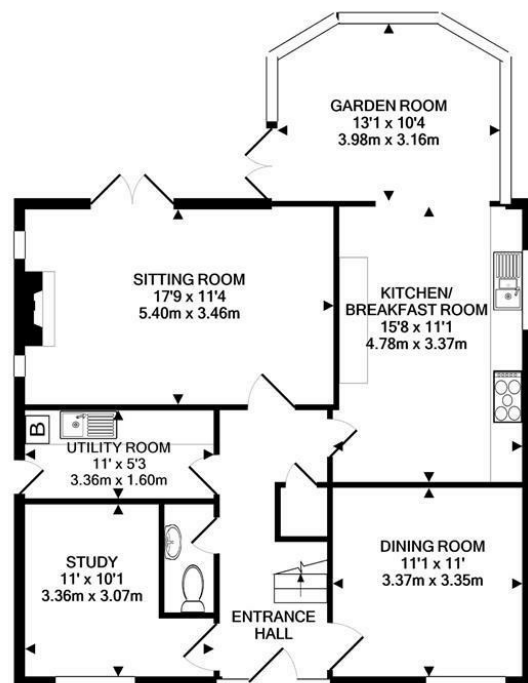


PROPERTY DESCRIPTION

an Ofsted rated: Outstanding Primary School and the renowned City of London Freeman's School and Epsom College. Local recreational facilities are located at venues such as Kingswood Golf Club, Surrey Downs Golf Club, David Lloyd in Epsom and Cheam, RAC at Woodcote Park and others besides.

For further information, or to arrange a viewing, please don't hesitate to contact our lettings team on 01737 817 718.

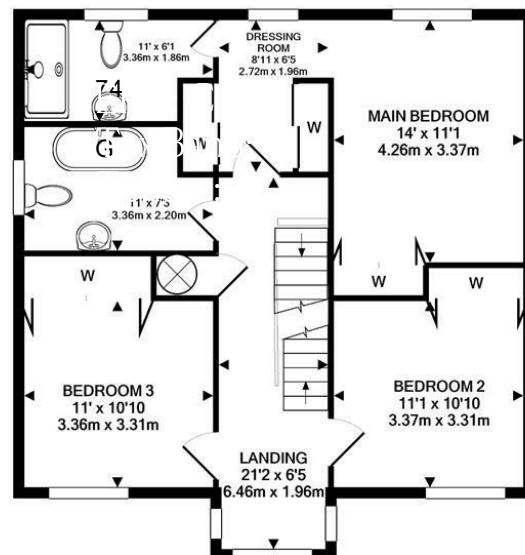
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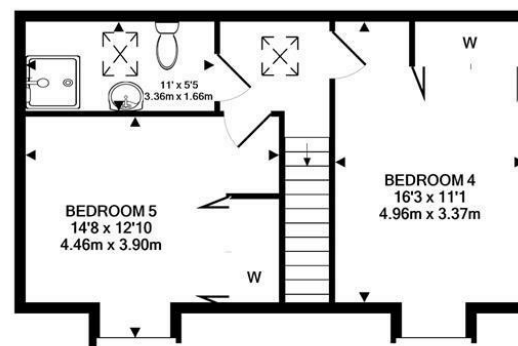
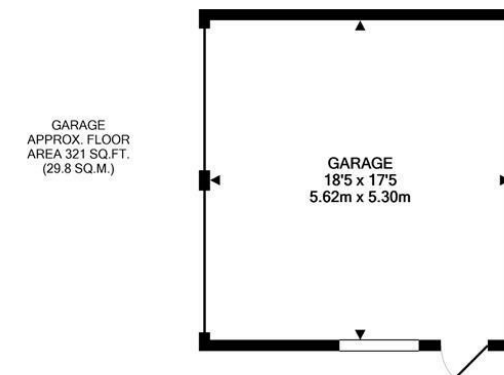
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	81	74
EU Directive 2002/91/EC		

STORM PORCH

GROUND FLOOR
APPROX. FLOOR
AREA 909 SQ.FT.
(84.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 783 SQ.FT.
(72.7 SQ.M.)

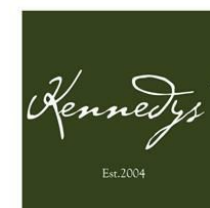


2ND FLOOR
APPROX. FLOOR
AREA 481 SQ.FT.
(44.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2493 SQ.FT. (231.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Walton House, 2, The Oaks, 49 Tadworth

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

EPC: C
TENURE: Freehold
COUNCIL: Reigate &
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 Kennedy's has the authority to make or give any representation or warranty in respect of the property.



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