MICHAEL EVERETT & CO.
... A Moving Experience



KINGSWOOD ROAD

TADWORTH

14 KINGSWOOD ROAD

TADWORTH, KT20 5EG

4 RECEPTION ROOMS

KITCHEN & BREAKFAST ROOM

3 BEDROOMS

BATHROOM & SHOWER ROOM

APPROX 1594 FT^2 | 148.2 M^2 EPC RATING: E COUNCIL TAX BAND: F

An attractive 3-bedroom ‘art deco’ style semi-detached house situated in a sought-after road close to Tadworth village centre and within a few hundred yards of the open spaces of Epsom Downs.

The property has been extended to the ground floor over the years so has a large footprint which could easily be arranged (subject to building control approval) to suit today’s family lifestyle of open plan living.

Currently there is an entrance hall, living room, dining area, study area with original panelled walls, snug area, kitchen & breakfast area. Continuing the ground floor there is a handy utility room and ground floor shower room.

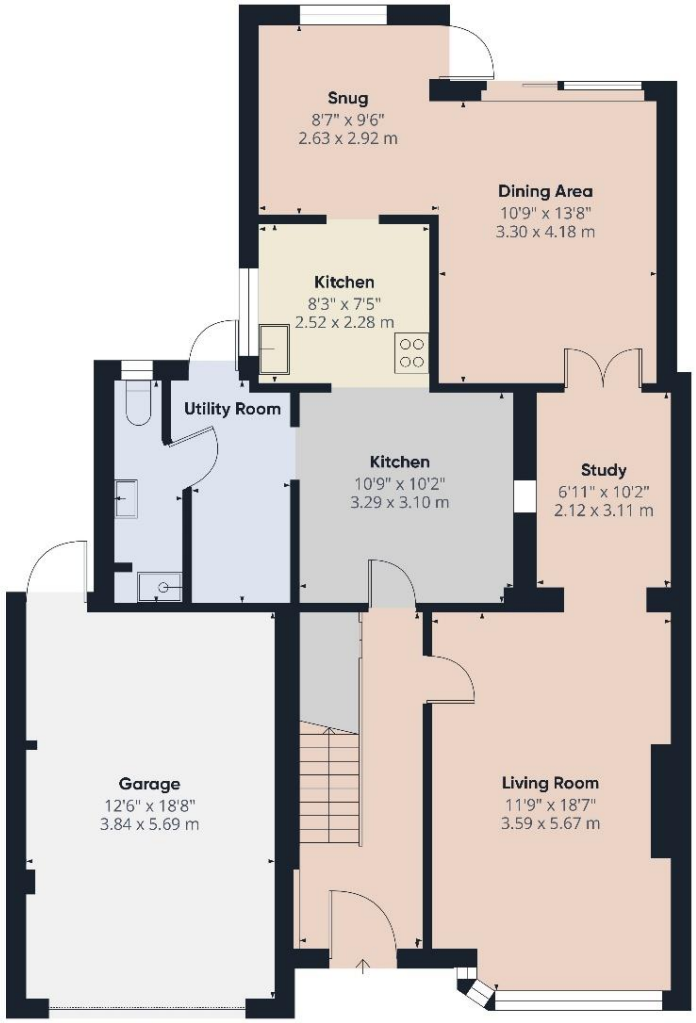
Upstairs there are three double bedrooms and a refitted family bathroom (2026) with overhead shower. Outside there is an integral oversized single garage with own driveway and parking for several other vehicles and a mature rear garden extending to 90ft x 35ft with side access, patio area.

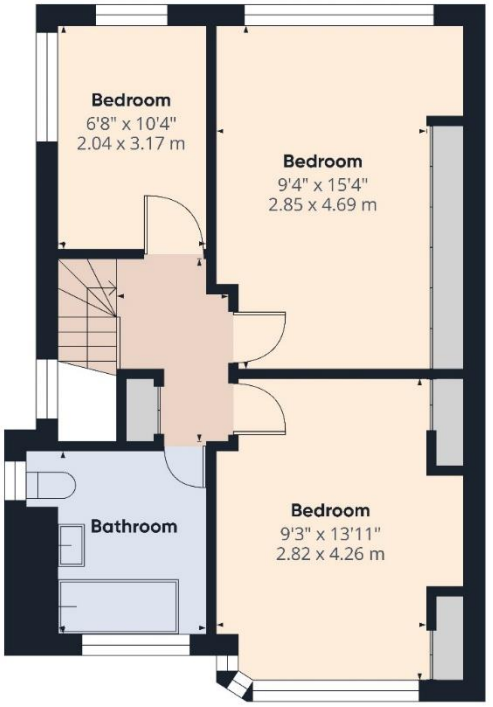
Tadworth village offers local shops including a general store, family butcher, bakery and restaurants, and Tadworth Station which provides services to London Bridge and Victoria with a journey time of around 50 minutes. Many fine walks can be enjoyed within the nearby open spaces of Epsom Downs and Walton Heath and there are schools, both private and state run for all age groups in the area. The M25 can be accessed via the A217 and is 4 miles to the south, there are a choice of major centres within easy reach including Epsom, Banstead and Reigate plus an Asda superstore at Burgh Heath offering comprehensive shopping facilities.

GUIDE: O.I.E of £750,000 FREEHOLD






Snug
8'7" x 9'6"
2.63 x 2.92 m
Dining Area
10'9" x 13'8"
3.30 x 4.18 m
Kitchen
8'3" x 7'5"
2.52 x 2.28 m
Utility Room
Kitchen
10'9" x 10'2"
3.29 x 3.10 m
Study
6'11" x 10'2"
2.12 x 3.11 m
Garage
12'6" x 18'8"
3.84 x 5.69 m
Living Room
11'9" x 18'7"
3.59 x 5.67 m


Bedroom
6'8" x 10'4"
2.04 x 3.17 m
Bedroom
9'4" x 15'4"
2.85 x 4.69 m
Bathroom
Bedroom
9'3" x 13'11"
2.82 x 4.26 m









WALTON ON THE HILL OFFICE 61 Walton Street, Walton-on-the-Hill, Surrey KT20 7RZ
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IMPORTANT We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.