

Kennedys'

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6, Kingsdene
Tadworth
KT20 5EB

Situated on a quiet residential no-through road in Tadworth, and with four bedrooms, generous garden, double garage as well as off road parking, this ticks all the boxes of a conventional family home.

£750,000



4



3



1



3

- Large detached family home
- Large double garage
- Well established rear garden

- 4 Bedrooms
- Four Reception Rooms
- Good Access to Train Station & Shops





PROPERTY DESCRIPTION

Downstairs comprises of a cloakroom, large living room, front reception room, conservatory, kitchen and rear utility room. The kitchen comes with ample fitted storage, views out over the garden and access to the utility room where you will find the back door to the garden.

Upstairs the Main bedroom benefits from a large front facing window as well as a whole wall of fitted storage. The family bathroom is complete with shower and bath. There are a further three bedrooms upstairs, two doubles and a single.

The property boasts a large double garage accessed via two manual up and over doors. The frontage has a brick laid driveway with ample off street parking for two vehicles, as well as a storm porch. To the rear is a good sized mature garden, meticulously maintained and well established. The garden strikes a healthy balance between flower beds, patio, lawn & storage in the form of a garden shed.

The house has had some of the carpets replaced since photos were taken, and benefits from modern double glazing throughout.

The property is located in this sought-after location, perfectly located for access to the Epsom







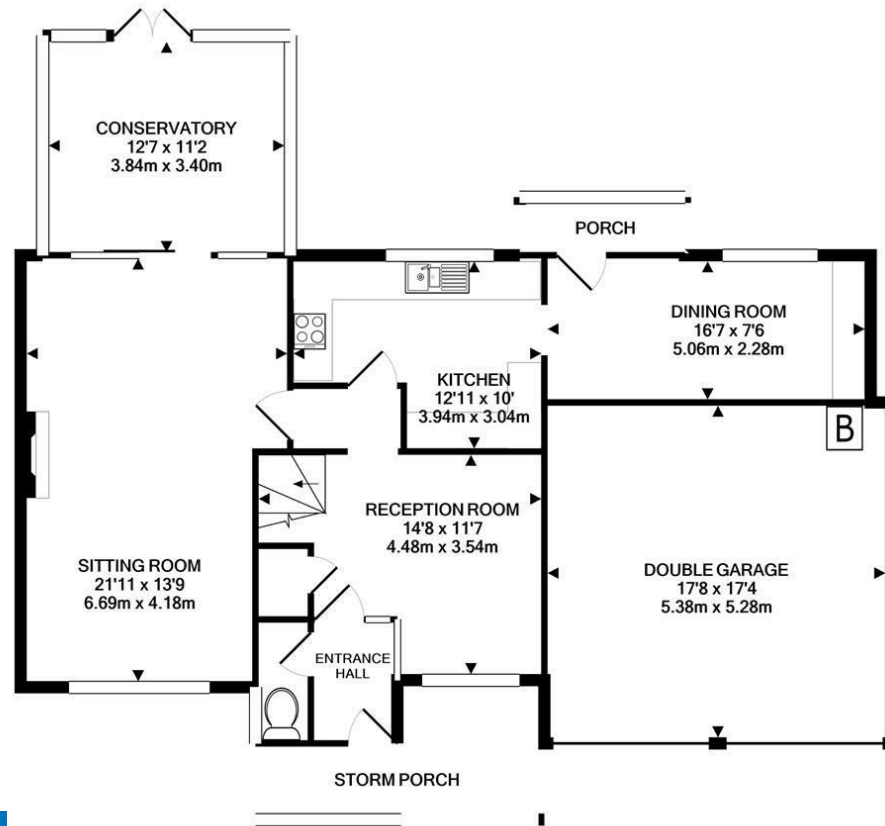
PROPERTY DESCRIPTION

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.

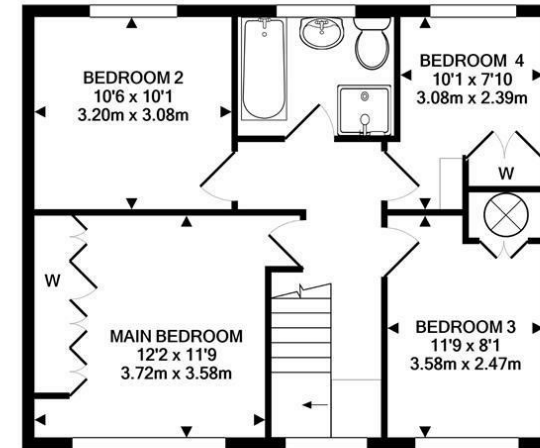
The surrounding areas offer open countryside with Epsom Downs Racecourse, Walton Heath and several renowned golf courses close by. For the commuter, Junction 8 of the M25 is within 4 miles, providing access to Gatwick and Heathrow airports and the national motorway network. There is a variety of schools 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.

Detached family homes are in high demand in the current market, making this an exceptional opportunity for buyers. We're thrilled to bring this outstanding property to market. To find out more or arrange a viewing, contact our sales team at 01737 817718.





GROUND FLOOR
APPROX. FLOOR
AREA 1255 SQ.FT.
(116.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 583 SQ.FT.
(54.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1838 SQ.FT. (170.7 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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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	82
(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	EU Directive 2002/91/EC

6, Kingsdene

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

TENURE: Freehold
EPC RATING: D
COUNCIL: Reigate and
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 Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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